

MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
JULY 11, 2019 at 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM

1. Roll Call

Board Members

Robert Donaldson, Vice Chairperson
Brian Grambort
Amy Haney, Chairperson
David Maniet

Others

Alex Harnocz, Planner, Board Secretary
Bryce Sylvester, Director, Planning and Development
Allison Hennie, Urban Designer
Chris Parmelee, Assistant Building Commissioner

Board Member John Waddell was absent. No action was taken by the board members ("members").

2. Approve the minutes of the June 13, 2019 meeting.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the June 13, 2019 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Mr. Harnocz read the Opening Remarks into record.

Items 26 and 27 were Summary Approved at the pre-review meeting on July 2, 2019. A motion and a second are needed for approval.

**SUMMARY APPROVED
SIGN REVIEW**

26. Docket No. 07-69-19

1411 Lauderdale Avenue
Phoenix Vapor Lounge

- () Approve
() Deny
() Defer

Matthew Osborne/Amber George
Phoenix Lounge
12517 Cooley Avenue
Cleveland, Ohio 44111

Applicant proposes signage on the front of a building for a new business. (Page 160)

A motion was made by Ms. Haney, seconded by Mr. Grambort to **APPROVE** the request. All the members voting yea, the motion passed.

27. Docket No. 07-70-19

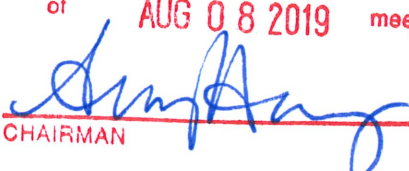
13603 Madison Avenue
AJI Noodle Bar

- () Approve
() Deny
() Defer

Jackie Kim
AJI Noodle Bar
13603 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes signage for a new business. (Page 164)

City of Lakewood
Architectural Board of Review
Approved as set forth in the minutes

of **AUG 08 2019** meeting.

CHAIRMAN

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request. All the members voting yea, the motion passed.

REQUEST FOR MODIFICATIONS
ARCHITECTURAL BOARD OF REVIEW

4.	Docket No. 03-19-19	C	13900 Lake Avenue Lake Avenue Homes
	<input type="checkbox"/> Approve		David L Swindell
	<input type="checkbox"/> Deny		WXZ Residential, LLC
	<input type="checkbox"/> Defer		22720 Fairview Center Dr., #150
			Fairview Park, Ohio 44126

Applicant proposes modifications to an approved planned development; new proposal is for four new residences. (Page 7)

Administrative staff ("staff") provided an introduction. Paul Glowacki, Dimit Architecture was present to explain the request. There was discussion about landscaping and the creation of dedicated greenspace for each home. The members liked the modified proposal. Public comment was taken. Staff supported the proposal.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the modifications as presented. All the members voting yea, the motion passed.

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

5.	Docket No. 06-44-19	R	1275 Cook Avenue
	<input type="checkbox"/> Approve		William Rust
	<input type="checkbox"/> Deny		1275 Cook Avenue
	<input type="checkbox"/> Defer		Lakewood, Ohio 44107

Applicant proposes to convert a two-family home into a single-family home, facade modifications. (Page 24)

Greg Ernst, Architect, representative and William Rust, applicant, were present to explain the request. Questions about windows (existing and replacements) was discussed, in addition to clad piers, new railings and columns/surrounds, third floor board and batten siding, materials and colors. The members liked the proposal. Staff explained the railing height and views regarding clad piers. Public comment was taken.

A motion was made by Ms. Haney, seconded by Mr. Grambort to **APPROVE** the request. All the members voting yea, the motion passed.

6.	Docket No. 06-45-19	R	15107 Edgewater Drive
	<input type="checkbox"/> Approve		John Balliett
	<input type="checkbox"/> Deny		15107 Edgewater Drive
	<input type="checkbox"/> Defer		Lakewood, Ohio 44107

Applicant proposes to remove an attached two bay garage and replace with new garage, second floor addition, and hip roof. (Page 30) This item has been deferred from the July meeting.

Mr. Harnocz stated the applicant requested a deferral.

- Location of pool.
- Recess the first floor to gain sidewalk/visibility space.
- Concerned about thin brick failing/failing if not installed correctly.
- Need visibility to the building/street at the corner and the gated entrance/exit.
- Improved plan from earlier designs.
- Conversion of Parkwood Road into a cul-de-sac is a possibility.
- Potential bottlenecking of stacked cars.
- Increase width of sidewalks along Detroit Avenue.
- Amenities and landscaping on involved streets and in parking lot.

Ms. Bania stated there would be designated visitor parking spaces in the east lot, said there would be parking lot and building lighting design. The members suggested a traffic study, add trees/landscaping to the parking lot. Snow removal was discussed. It was confirmed there was one parking spot per unit. Trash/delivery truck traffic was discussed. A north view on Parkwood was needed. The sun would be on the deck rather than the pool. The applicant was encouraged to step-back the first-floor units. Move the fence to allow space for trees/landscaping. Add pedestrian scale along all sides of the project. Need to see fencing details. Wanted details about the pool fencing. Section the storefront renderings for dimensions, carry that to all streets. Want to see all cutsheets, materials, elevations along Detroit and Parkwood, pedestrian amenities, landscaping, etc.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** the item. All the members voting yea, the motion passed.

8.	Docket No. 03-20-19	C	16000 and 15801 Detroit Avenue Market Rate Apartments
	() Approve () Deny () Defer		Jerome Solove Jerome Solove Development, Inc. 470 Olde Worthington Road, Suite 200 Westerville, Ohio 43082

Applicant proposes a mixed-use development consisting of approximately 150 market rate, three-story apartments and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues. *The applicant has requested a deferral from the July meeting; presentation will be in August.

Mr. Harnocz stated the applicant requested a deferral.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** the item. All the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

10.	Docket No. 07-57-19	R	1289/91 Belle Avenue
	() Approve () Deny () Defer		Anthony Layton Anthony Layton Construction 2120 Waterbury Road Lakewood, Ohio 44107

Applicant proposes the rebuild of front porches on duplex. (Page 40)

Anthony Layton, Anthony Layton Construction, applicant was present to explain the request. Members asked about materials, colors, porch lattice, column size, rails. Public comment was closed.

All the members voting yea, the motion passed.

James Gibson
Gibson General Contracting
1281 Warren Road
Lakewood, Ohio 44107

All the members voting yea, the motion passed.

Theresa Boylan
Old World Classics
7056 Mears Gate Drive
North Canton, Ohio 44720

Dave Maddux
The Arcus Group, Inc.
1244 Smith Court
Rocky River, Ohio 44116

Page 5 of 10

Applicant proposes signage for a new business. (Page 130)

Jim JP Ptacek, Larsen Architects, and Greg Rossi, property owner, were present to explain the request. There was discussion about colors, materials, signage, awning, lighting, etc. The members liked the proposal but not the exposed conduit yet understood the dilemma. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** Docket No. 07-64-19 A and Docket No. 07-64-19 S as submitted. All the members voting yea, the motion passed.

Items 19 and 20 called together, as will be items 21 and 22 (Hola Tacos), items 23 and 24 (Casablanca) – same applicant for all six items.

ARCHITECTURAL BOARD OF REVIEW

19.	Docket No. 07-65-19-A	C	1640-42 Hopkins Avenue Liliana Bridal LLC
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() Approve	Juan Vergara
() Deny	Barroco
() Defer	10456 Oak Branch Trail Strongsville, Ohio 44149

Applicant proposes a new storefront door for the property at 1640-42 Hopkins. (Page 136)

SIGN REVIEW

[illegible]

() Approve Juan Vergara
() Deny Barroco
() Defer 10456 Oak Branch Trail
Strongsville, Ohio 44149

Applicant proposes signage for the property at 1640-42 Hopkins Avenue. (Page 136)

ARCHITECTURAL BOARD OF REVIEW

21.	Docket No. 07-66-19-A	C	12102 Madison Avenue Hola Tacos
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() Approve Juan Vergara
 () Deny Barroco
 () Defer 10456 Oak Branch Trail
 Strongsville, Ohio 44149

Applicant proposes storefront renovation and patio enclosure. (Page 144)

SIGN REVIEW

22. **Docket No. 07-66-19-S**

12102 Madison Avenue
Hola Tacos

() Approve	Juan Vergara
() Deny	Barroco
() Defer	10456 Oak Branch Trail Strongsville, Ohio 44149

Applicant proposes new signage on pole and building. (Page 144)

ARCHITECTURAL BOARD OF REVIEW

23. Docket No. 07-67-19-A

C 12108 Madison Avenue
Casablanca

- () Approve
- () Deny
- () Defer

Juan Vergara
Barroco
10456 Oak Branch Trail
Strongsville, Ohio 44149

Applicant proposes a previously approved storefront and patio. (Page 151)

SIGN REVIEW

24. Docket No. 07-67-19-S

12108 Madison Avenue
Casablanca

- () Approve
- () Deny
- () Defer

Juan Vergara
Barroco
10456 Oak Branch Trail
Strongsville, Ohio 44149

Applicant proposes new signage. (Page 151)

Alejandro and Theata (sp) Vergara, representatives were present to explain the requests. Discussion began with Liliana Bridal LLC regarding the four parking spaces. The members like the sign. Regarding Hola Tacos, the dumpster should be enclosed. The members liked the walls around the site and the signage; details about the tables, signage, and landscaping were defined. The parking spaces' proximity to the customers was discussed; bollards were needed for safety. A more precisely scaled drawing was required for the members' review. Regarding Casablanca, the fence, gates, dumpster were discussed. The members liked the proposal. Location and power of Liliana signage were discussed.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **DEFER** Docket 07-65-19-A. All the members voting yea, the motion passed.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** Docket 07-65-19-S. with the following condition(s):

- The sign is sized appropriately, is centered under the center line of the peak, and fits between the second and third story windows.

All the members voting yea, the motion passed

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** Docket 07-66-19-A. All the members voting yea, the motion passed.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** Docket 07-66-19-S as submitted All the members voting yea, the motion passed.

A motion was made by Ms. Haney, seconded by Mr. Grambort to **APPROVE** Docket 07-67-19-A with the following condition(s):

- The dumpster enclosure gates are the same height as the wall.

All the members voting yea, the motion passed.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** Docket 07-67-19-S as submitted. All the members voting yea, the motion passed.

SIGN REVIEW

25. Docket No. 07-68-19

18626 Detroit Avenue
Achieve Fitness Studio

- () Approve
- () Deny
- () Defer

Steven Foster
The Sign & Graphics Firm

Applicant proposes a blade sign and vinyl window signage for a new business. (Page 157)

Steven Foster, The Sign & Graphics Firm was present to explain the request. There was discussion about the blade and window signage locations. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request with the following condition(s):

- The blade sign is centered in the sign band above the awning and door.
- The PERSONAL TRAINING and FITNESS CLASSES verbiage spacing is tightened (east window) and in line with ACHIEVE text (west window).

All the members voting yea, the motion passed.

28. Docket No. 07-71-19

1572 West 117th Street
Hacienda Tapatia

- () Approve
- () Deny
- () Defer

Shadi Almikdad
Neon & Signs
10505 Berea Road
Cleveland, Ohio 44102

Applicant proposes a building cabinet sign for a new business. (Page 168)

Shadi Almikdad was present to explain the request. The cabinet illumination and decal were discussed. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

16. Docket No. 07-63-19

C 13415 Madison Avenue
Sunshine Development Properties

- () Approve
- () Deny
- () Defer

Kevin Potoczak
Ohio Awning and Manufacturing Co.
5777 Grant Avenue
Cleveland, Ohio 44105

Applicant proposes two storefront awnings. (Page 123)

Kevin Potoczak, Ohio Awning and Manufacturing Co. was present to explain the request. Discussion ensued about the address number(s), dimensions/placement of the awning

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the request as submitted.

All the members voting yea, the motion passed.

COMMUNICATION

The city proposes the replacement of the existing Skate House restroom and storage building with a new public restroom building. The footprint of the new building is approximately half the size of the existing, allowing for additional outdoor programming space for the Old Stone House. One educational component of the Skate House Rebuild includes a slice of the Moses Cleaveland Tree, located on the southeast corner, which will include a timeline to reference historic moments in the City of Lakewood. (Page 171)

Allison Hennie, Urban Designer, City of Lakewood was present to explain the communication. Discussion was about skylights and solar tubes, a lighter color metal roof, graffiti/abuse resistant bathroom products, water bottle station, bike repair station, use rain chains instead of downspouts, skate board racks. The members liked the proposal. Staff informed the members that no vote was required.

ADJOURN

A motion was made by Ms. Haney, seconded by Mr. Grambort to **ADJOURN** at 10:35 p.m. All the members voting yea, the motion passed.

Signature

Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

1. Paul Glowack
2. Heather Pudge
3. Tom Bullock
4. GREG ERNST
5. Wm
6. BHAKTI BANIA
7. Ron Wank
8. MARTY JONES
9. Julie Nichols
10. May Wank
11. Pagan
Bob Neri

SIGN NAME:

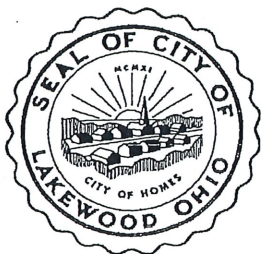
1. Dayleen
2. Heather Pudge
3. JR Bell
4. JH
5. Wm
6. BK
7. 1525 Parkwood
8. 1512 Parkwood
9. 1432 Parkwood
10. 1525 Parkwood
11. 1521 Parkwood
1465 Parkwood
1429 BUNT

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, July 11, 2019



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1.

Amy Martin

2.

Shueshaft

3.

Matt Nott

4.

Tom Bullock

5.

Paul Gibson

6.

Rick Doll

7.

Linda Spruill

8.

John O'Garra

9.

Mike X O'Garra

10.

J. Mackay

11.

Tim Swartz

MP

TRB

James R. Gibson

Ridge

13428 Lake

13946 Lake

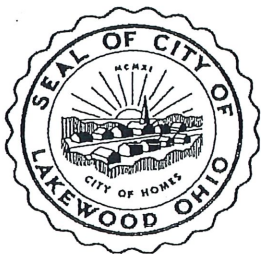
Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding:

Thursday, July 11, 2019



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. JEFF PIZZUTTI
2. JIM JP PTACEK
3. ALEJANDRO VERGARA
4. STEVE FOSTER
5. [Signature]
6. KEVIN POTOLZAR
7. _____
8. _____
9. _____
10. _____
11. _____

1. [Signature]
2. [Signature]
3. [Signature]
4. [Signature]
5. _____
6. [Signature]
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11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, July 11, 2019

Johanna Schwarz

From: Bryce Sylvester
Sent: Monday, July 1, 2019 8:58 AM
To: Alex Harnocz; Allison Hennie; Katelyn Milius; Johanna Schwarz
Subject: RE: Solove Updates

All -

Solove will present at the July 11th ABR meeting for the Spitzer site. They will not present for Barry Buick.

Alex & Allison - I'd like to carve out time at the ABR pre-meeting for the new site plan at the Spitzer site. Alex Solove would be there to present modifications.

Thanks,
Bryce

Bryce Sylvester, AICP
Director of Planning and Development
City of Lakewood
216-529-6635
bryce.sylvester@lakewoodoh.net

-----Original Message-----

From: Bryce Sylvester
Sent: Wednesday, June 26, 2019 11:05 AM
To: Alex Harnocz <Alex.Harnocz@lakewoodoh.net>; Allison Hennie <Allison.Hennie@lakewoodoh.net>; Katelyn Milius <Katelyn.Milius@lakewoodoh.net>
Subject: Solove Updates

All -

Barry Buick will be deferred and not presented at planning commission and ABR in July and will not be presented at ABR pre-meeting.

Spitzer will be deferred and not presented at Planning Commission. There will not be a presentation at ABR pre meeting. Solove will let us know by next week if they are able to produce updates to present at the July 11th ABR meeting. If they decide to present, they will likely be making updates through July 10th and will not have updates to us in advance to email ABR.

Mainly wanted to keep everyone in the loop.

Thanks,
Bryce

Bryce Sylvester
Director of Planning & Development
City of Lakewood

Alex Harnocz

From: Katelyn Milius
Sent: Thursday, July 11, 2019 4:36 PM
To: Alex Harnocz; Bryce Sylvester
Subject: FW: comment for Architectural review board mtng re Solove at Parkwood

From: Gregory <gregorygipson@hotmail.com>
Sent: Thursday, July 11, 2019 4:35 PM
To: Katelyn Milius <Katelyn.Milius@lakewoodoh.net>
Subject: comment for Architectural review board mtng re Solove at Parkwood

To the Board:

I write again to express my dismay and dissatisfaction with the Solove proposal; in style and size it is still contrary to Lakewood's existing neighborhood, and will fray the City's cohesion. I have previously written at length and therefore leave my comments at that -- the minor changes to the plan to avoid zoning variance and therefore further City scrutiny are transparently self-serving and not for any benefit to residents or City. In addition, the lights to adequately light a parking lot of this size will be disruptive and destructive of resident quality of life and add to light pollution that is already quite serious on that part of Detroit.

Thank you,
Greg Gipson



Architectural Board of Review
July 11, 2019

Signs Recommended for Summary Approval:

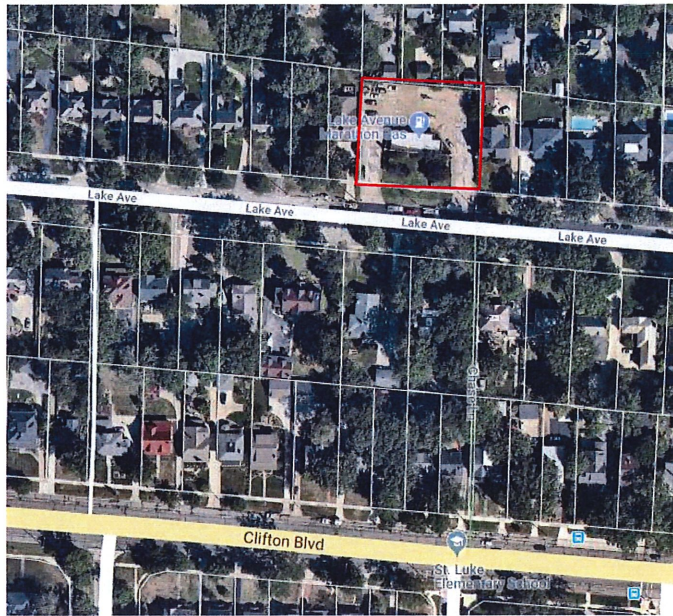
1411 Lauderdale Avenue
Phoenix Vapor Lounge



48" x 96" Polymetal Building Sign to fastened with 3" Tapcons

13603 Madison Avenue
Aji Noodle Bar





13900 Lake Ave



13900 Lake Ave

Planned Development Approval Process

1. Introduction to City Council
→ **Referred to Planning March 4th, 2019**
2. Planning Commission reviews plan for preliminary approval
→ **Approved March 7th, 2019**
3. Planning Commission reviews and approves final development
→ **Approved May 2nd, 2019**
4. Architectural Board of Review reviews and approves Final PD Plan to be in compliance with 1156.05
→ **Approved April 11th, 2019**

City Council Considers Rezoning, Refers Application back to Boards → June 17th, 2019

Planning Commission Approves Modifications → July 2nd, 2019
ABR to Consider Modifications → Today

5. City Council approves Planned Development zoning

Applicant Presentation



13900 Lake Ave

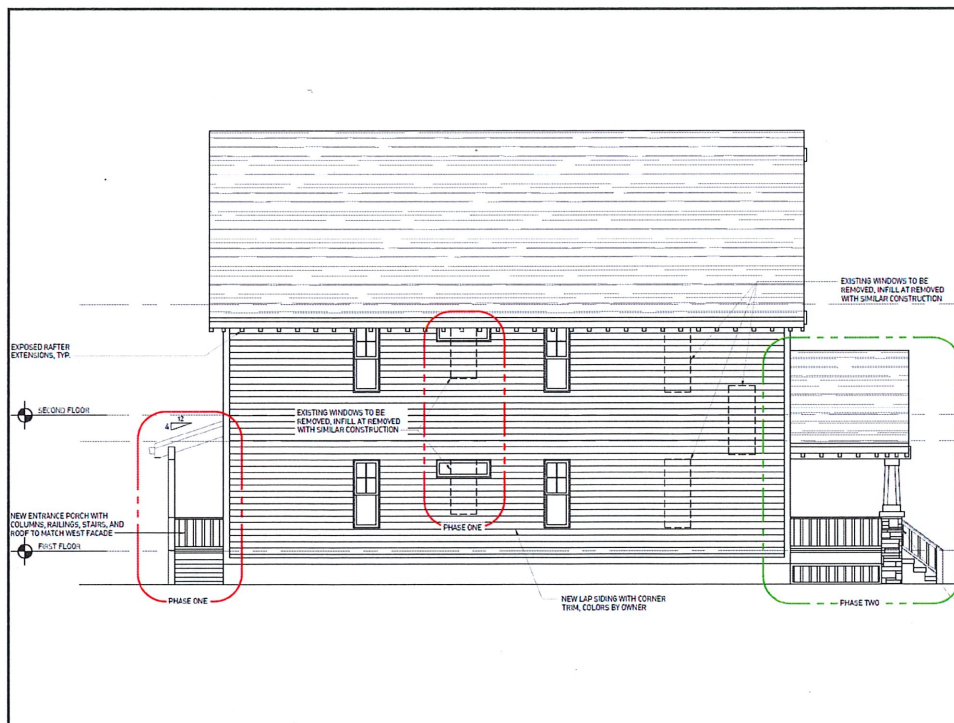
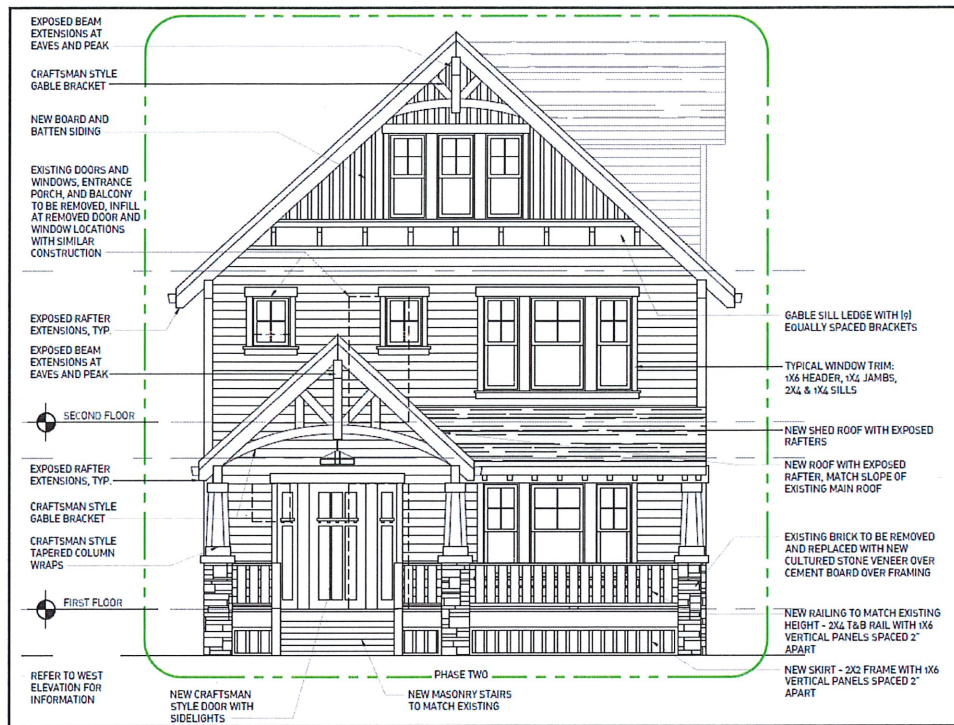


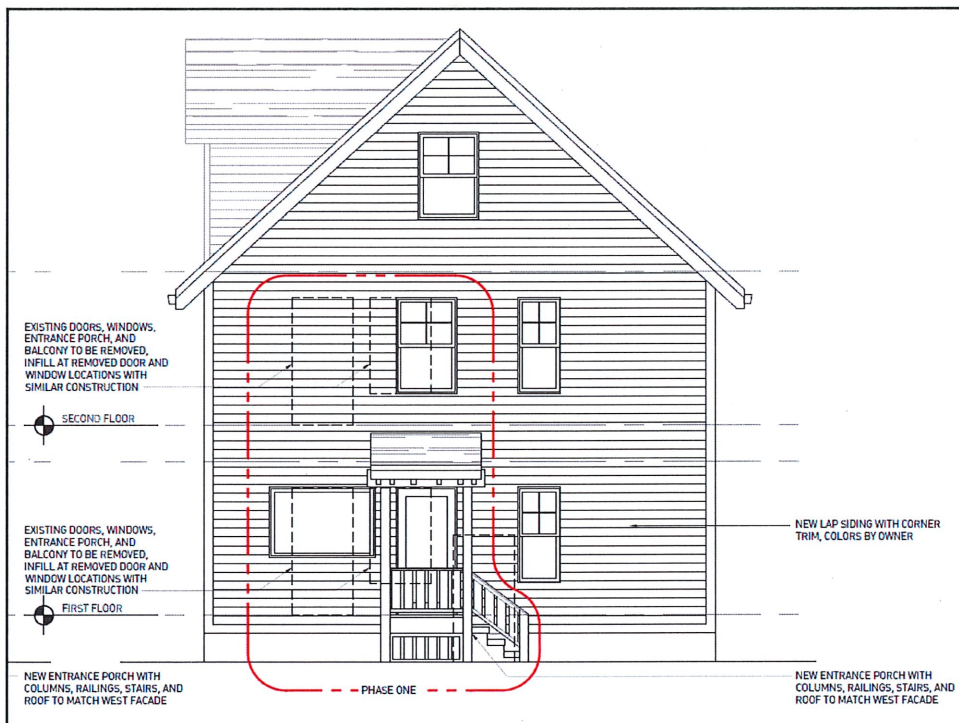
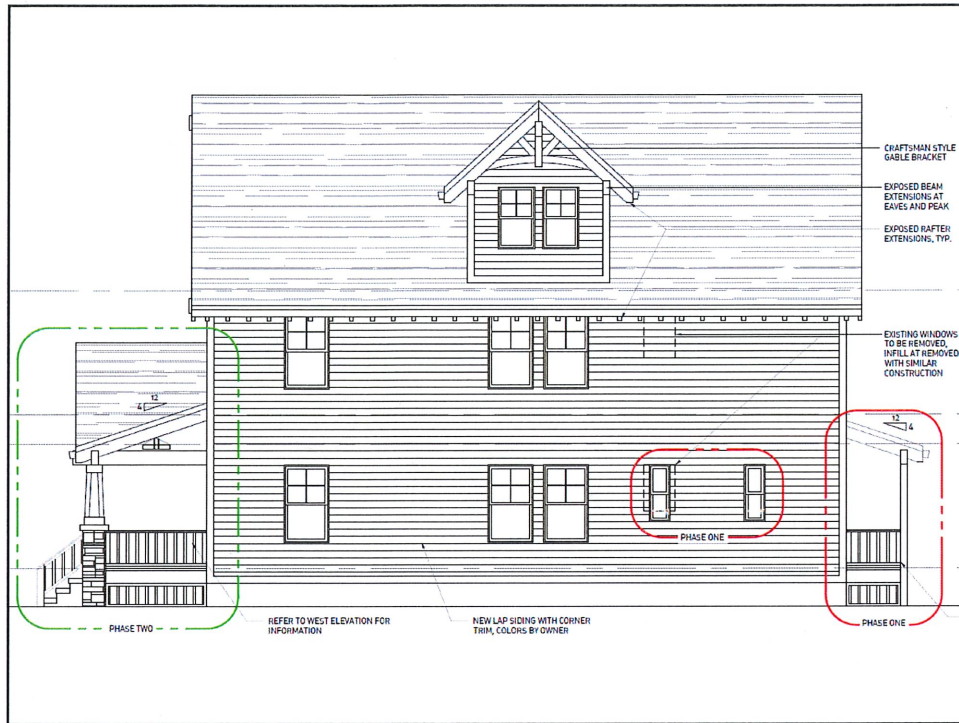
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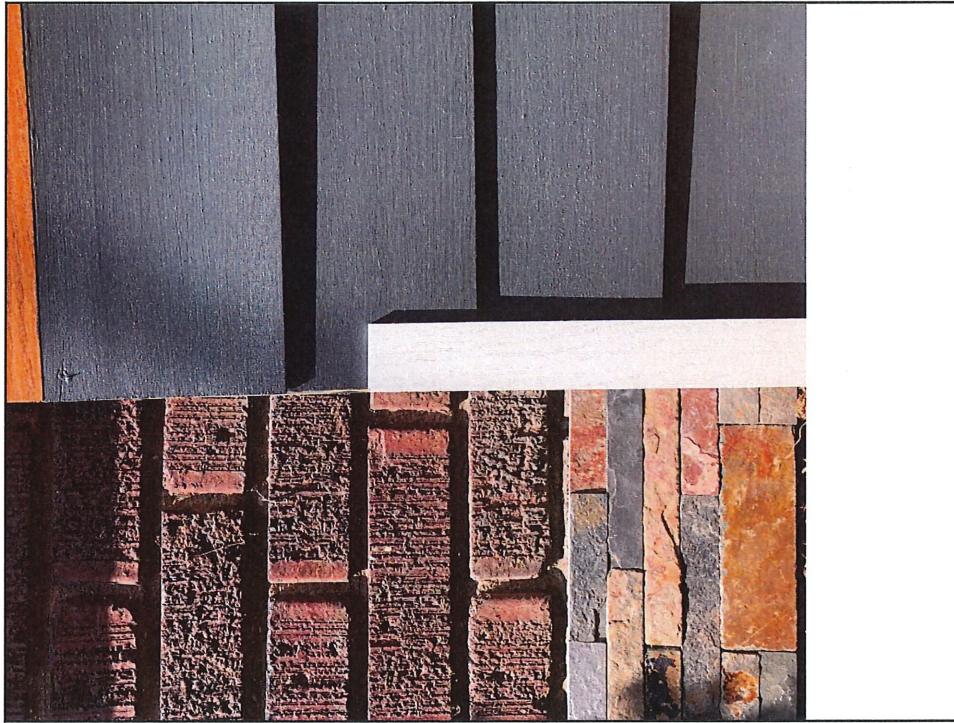


1275 Cook Ave





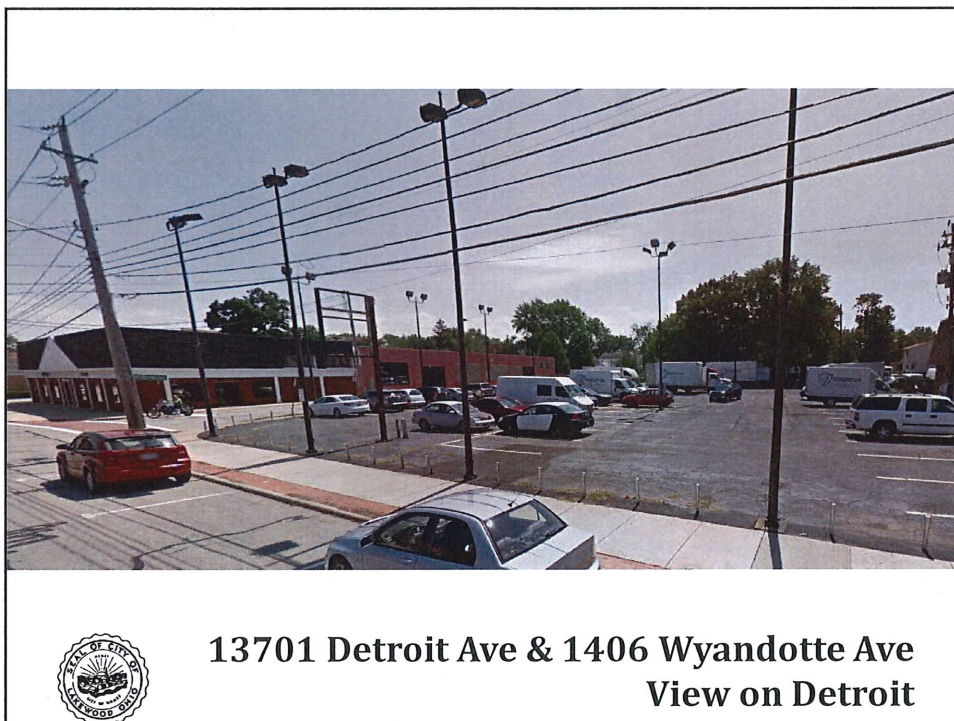
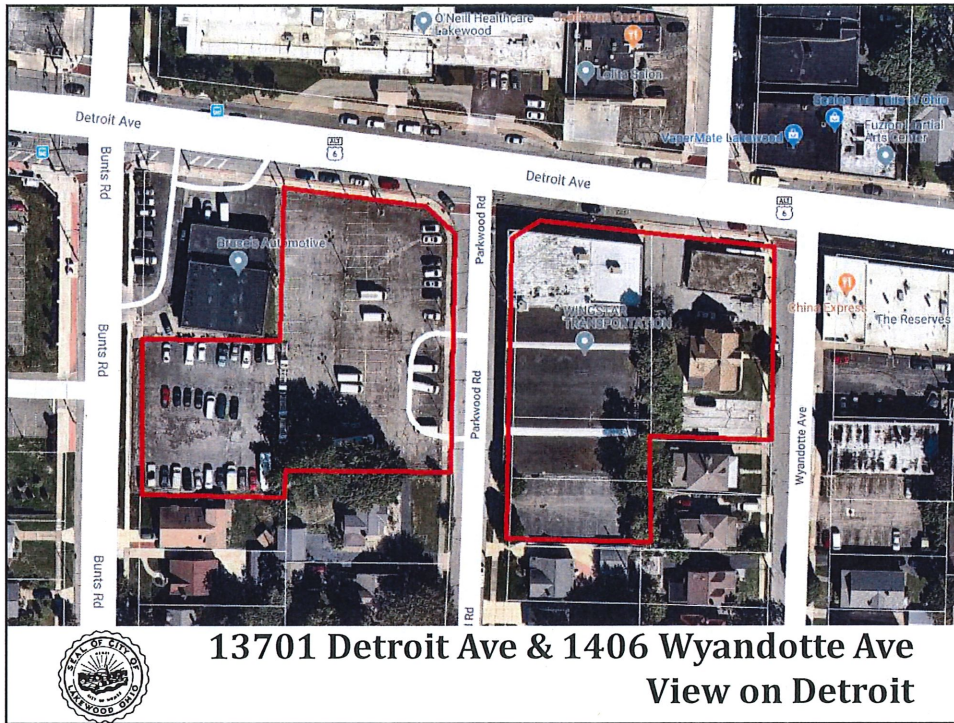




Applicant has requested deferral

15107 Edgewater Drive

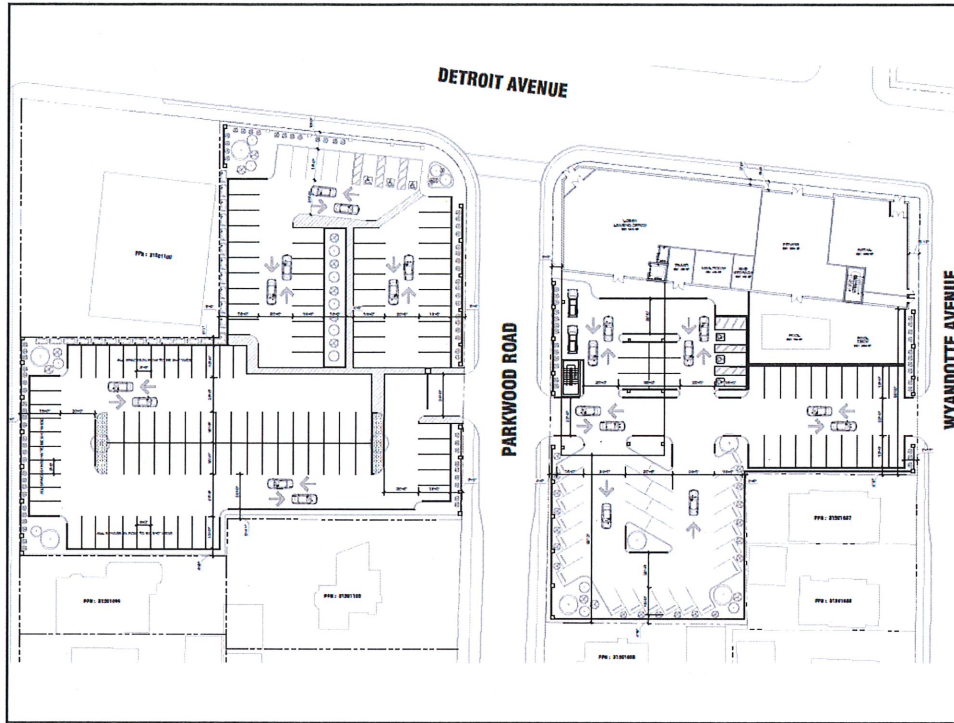


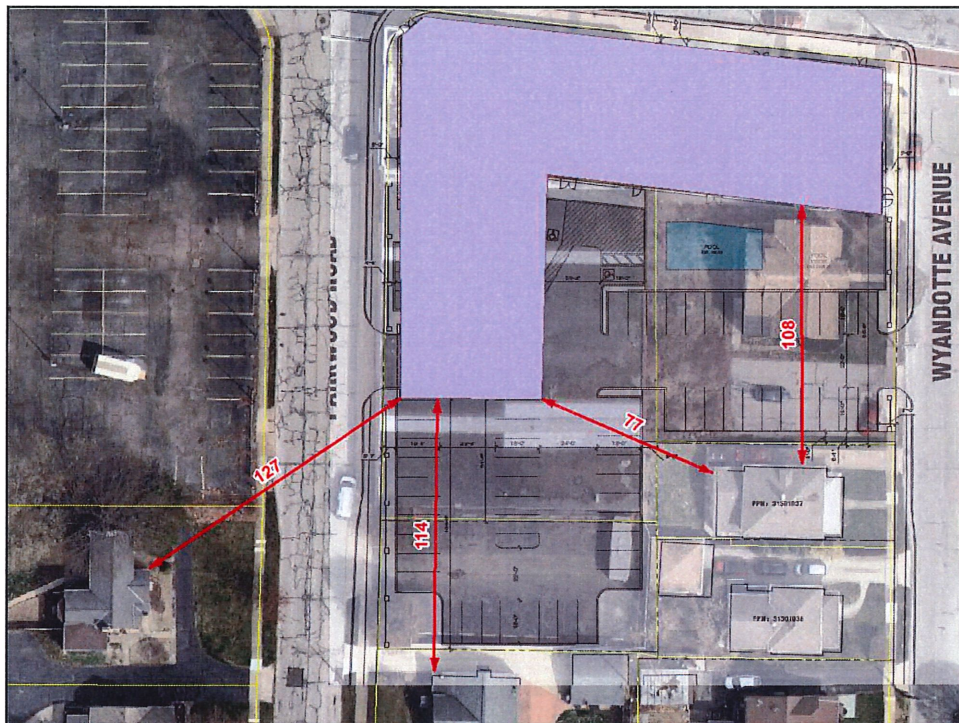
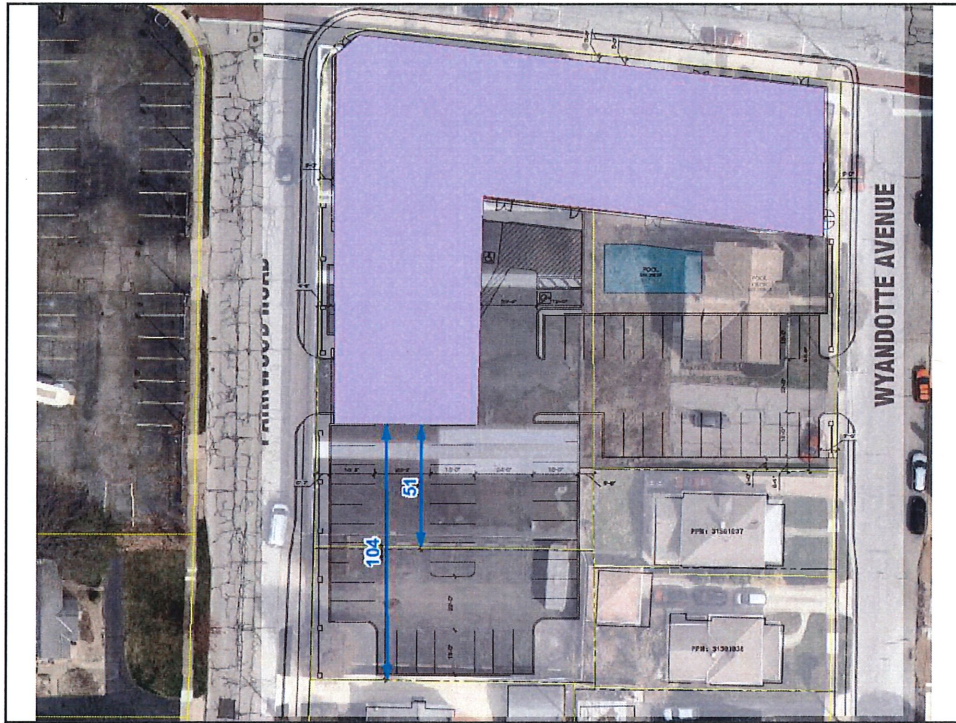


Item Agenda

- Introduction of the Solove Team
- Applicant Presentation
- City Zoning Analysis
- Board Comments
- Public Comment
- Applicant Response
- Final Board Comments

Applicant Presentation

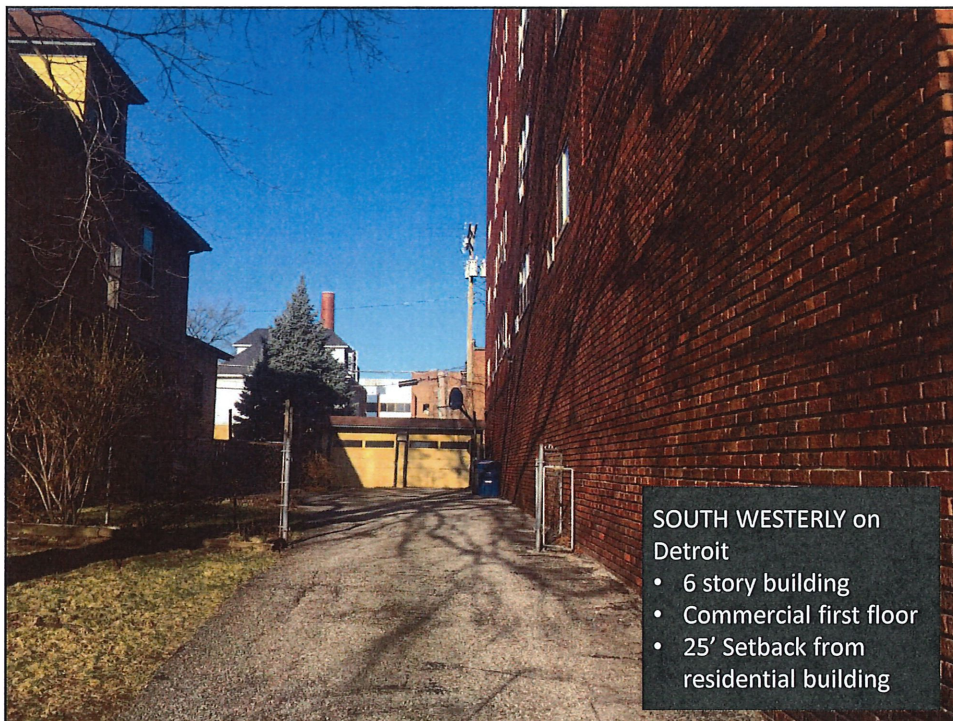
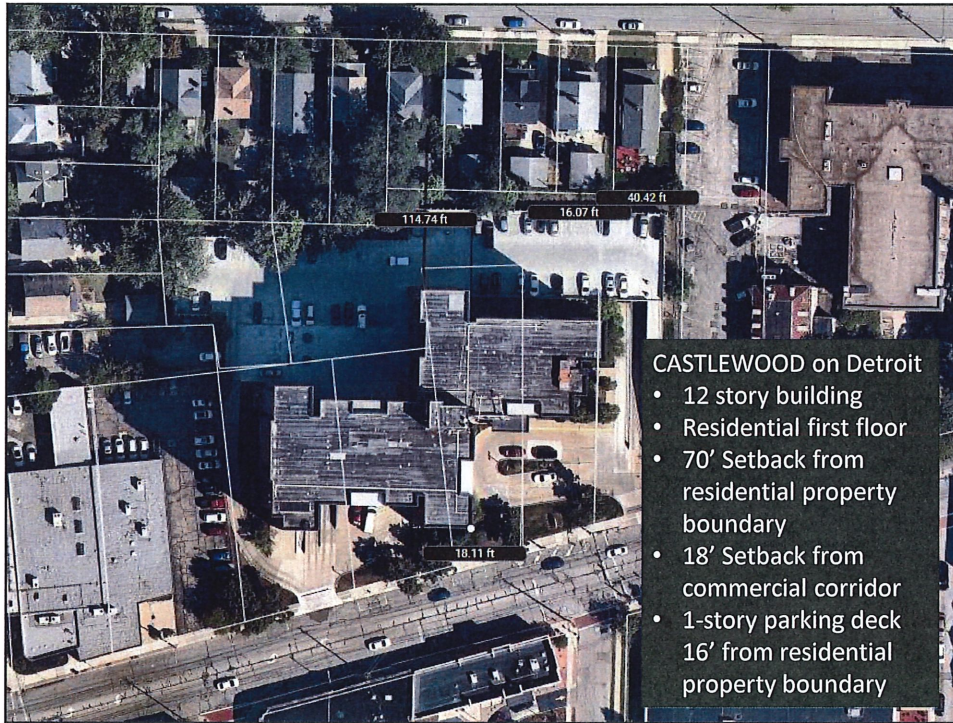


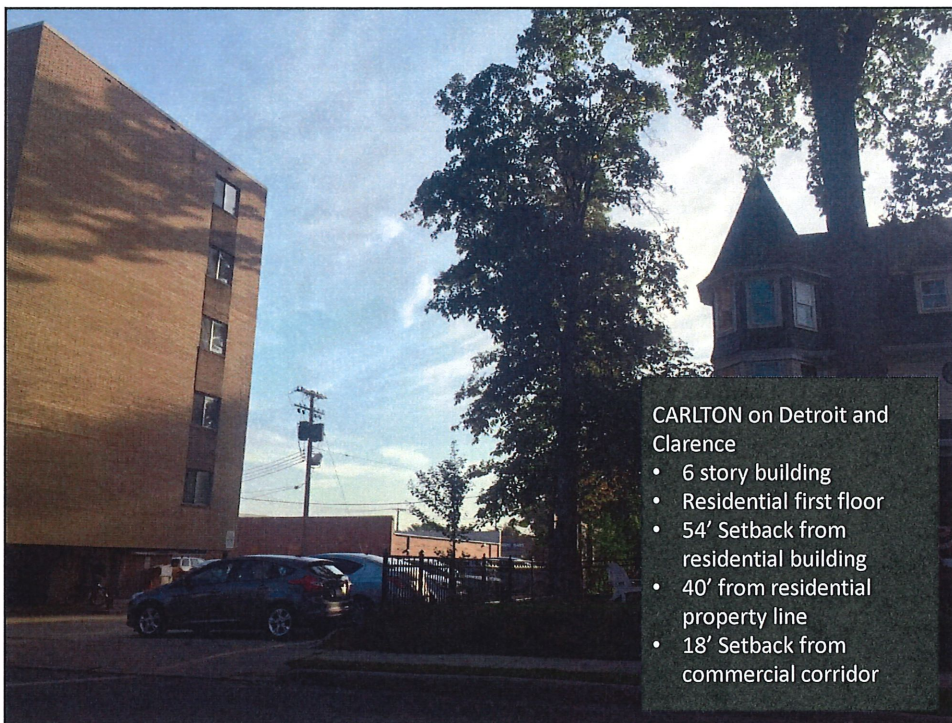


Commercial Design Guidelines 5 Principles:

- Think Pedestrian First
- Place Activity at the Street
- Minimize the Impact of Parking and Vehicles
- Compatibility with the Historic Context
- Quality of Design









1289 Belle Ave



1289 Belle Ave



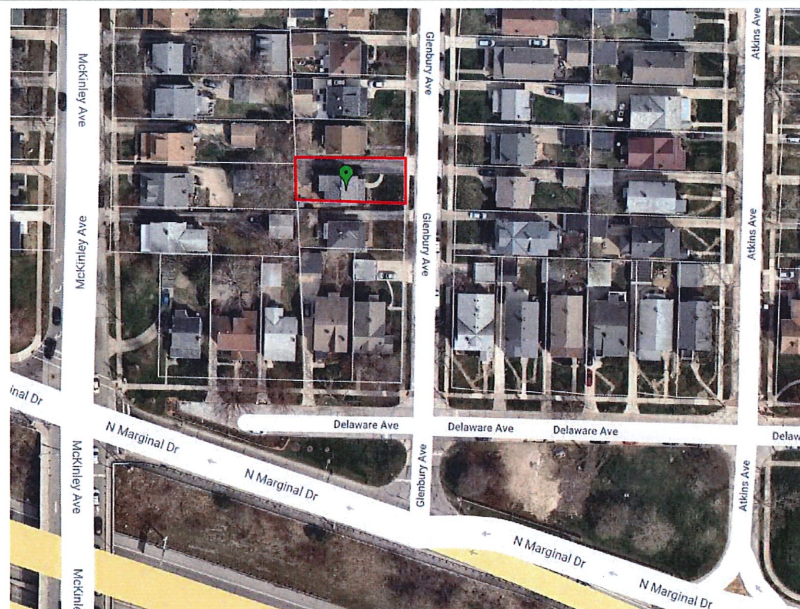


Upper Porch new build

We will rebuild the header, posts, porch joist and beam boards out of pressure treated lumber. All fascia boards will be 1" vinyl boards that are White. The railings will be vinyl. The columns will be square but have decorative accents. The decking will be a composite tongue and groove. The ceiling boards will be southern pine that is stained and then poly over it.

Lower porch rebuild

We will rebuild the header, posts, porch joist and beam boards out of pressure treated lumber. All fascia boards will be 1" vinyl boards. The columns will be square but have decorative accents. The decking will be composite tongue and groove and ceiling boards will be southern pine.



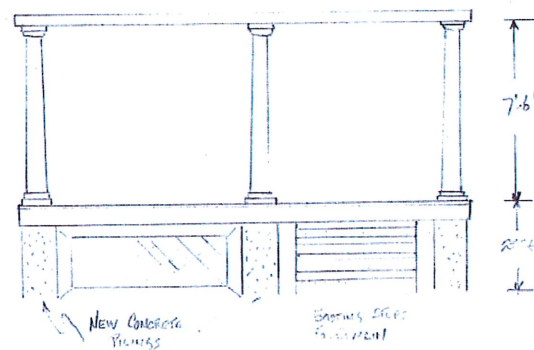
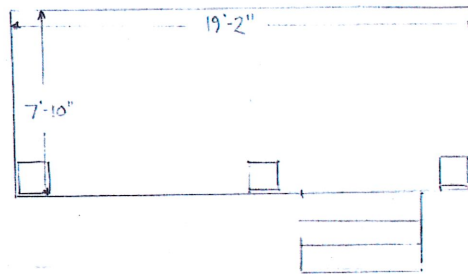
2202 Glenbury Ave

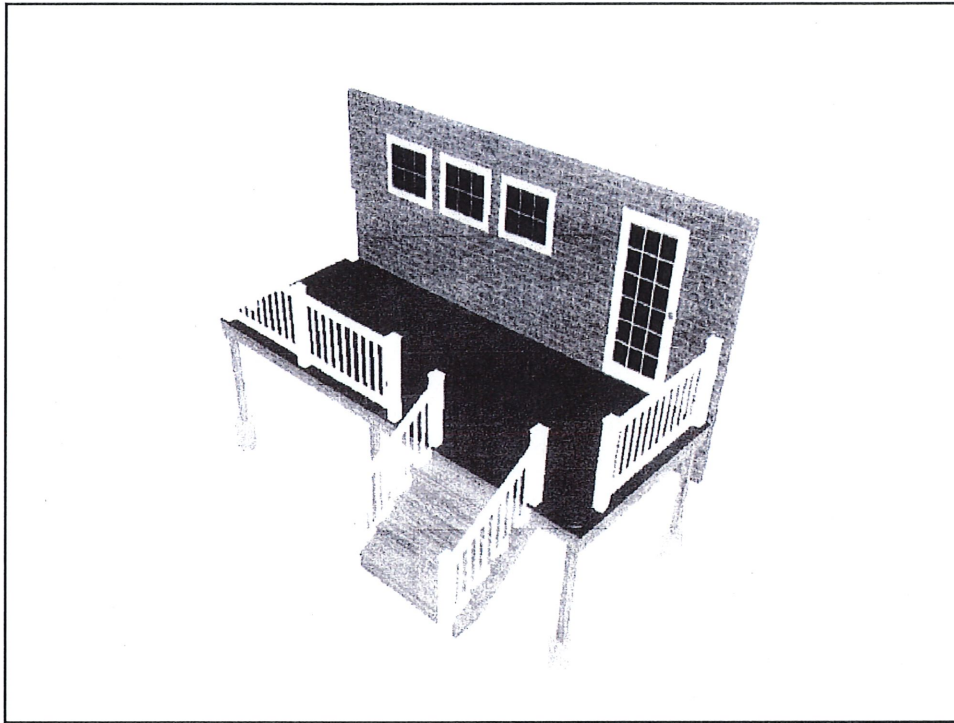


the location.

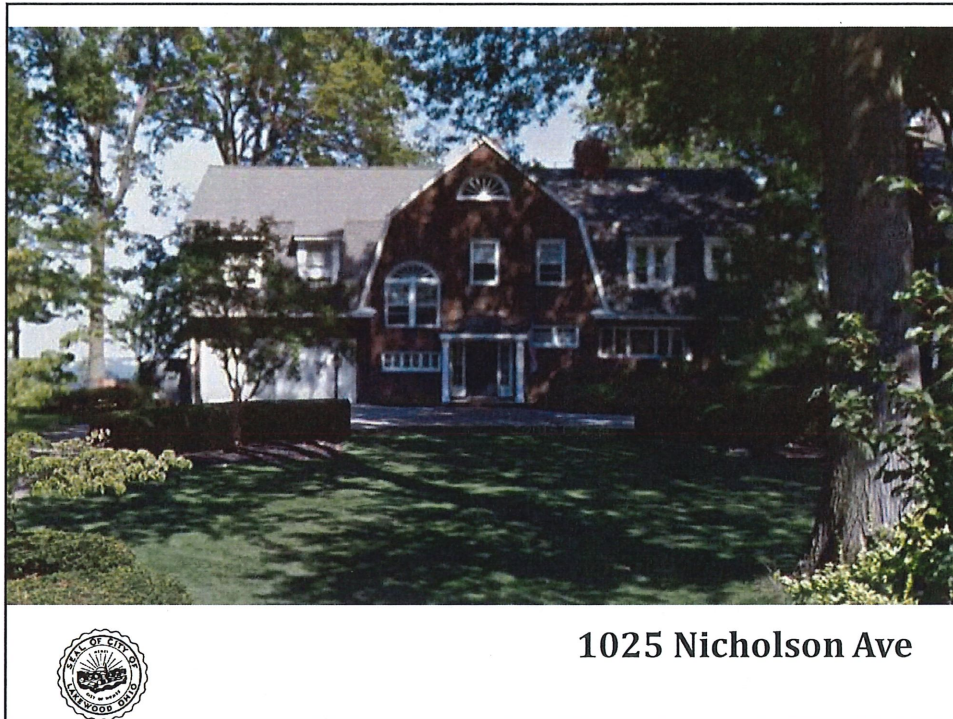


2202 Glenbury Ave





1025 Nicholson Ave



1133.09 DEMOLITION OR REMOVAL OF RESIDENTIAL STRUCTURES.

(a) Lakewood consists of very distinctive neighborhoods that were settled at different times during its development each with its own distinctive housing patterns, which are reflective of the time period during which these neighborhoods were nurtured during the growth of the City. Many of these residential neighborhoods are easily recognizable by their consistency of characteristics such as height, setbacks and side yards as well as their distinctive exterior façade design elements including, but not limited to, porches and steps, masonry, stoops, cornices and trims, doors and windows and other architectural styles and features, which over the years created a neighborhood environment and streetscape that brought neighbors together.

In a correspondence from the Ohio Historic Preservation Office dated May 5, 1992, their opinion is that the entire City constitutes a single historic district, eligible for listing in the National Register of Historic Places. As stated in their letter, "The City is significant as a late nineteenth and early twentieth century streetcar suburb. The City is also unique in that for a community of its size and density it retains remarkable integrity to convey both its historic and architectural significance."

As a result of the Ohio Historic Preservation findings, the City encourages conservation, preservation, redevelopment, and revitalization of residential neighborhoods to preserve their unique environments and for the public welfare of the City. The City acknowledges as a matter of public policy that the preservation and protection of residential neighborhoods is required for the health, safety and welfare of the people.

(b) Requirements Before Demolition or Removal of Principal Structures on Residential Properties. No demolition or removal of a principal structure, built in 1945 or earlier, in an R1H Single-Family, high density, R1M Single-Family, medium density, R1L Single-Family, low density, R2 Single- and Two-Family, L Lagoon, MH Multiple-Family, high density and ML Multiple-Family, low density, Residential Districts shall be permitted unless and until one (1) of the following conditions is satisfied:

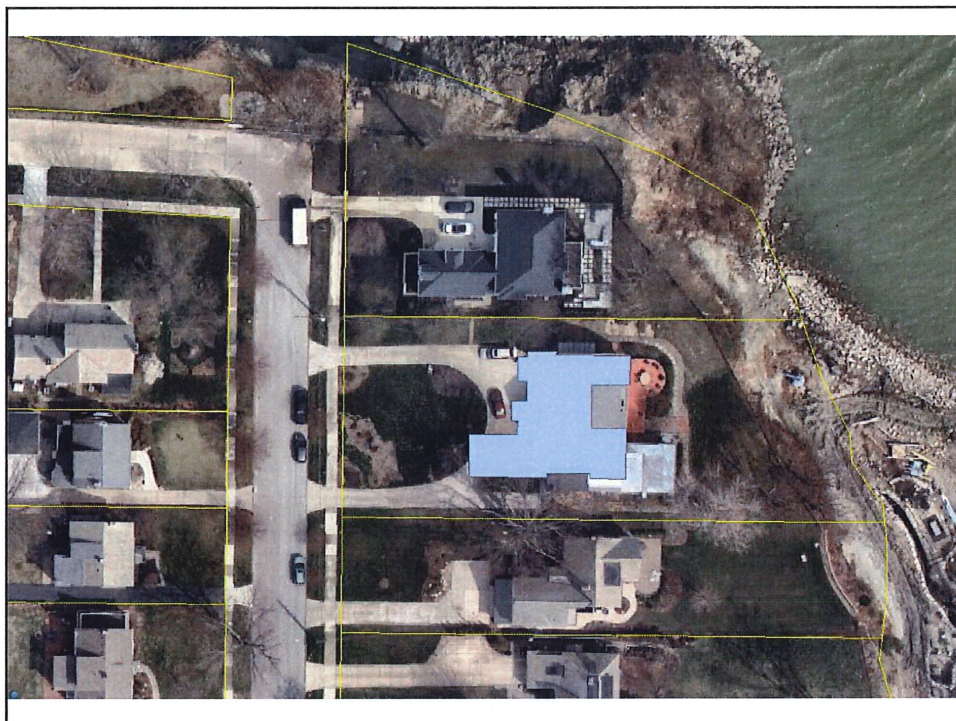
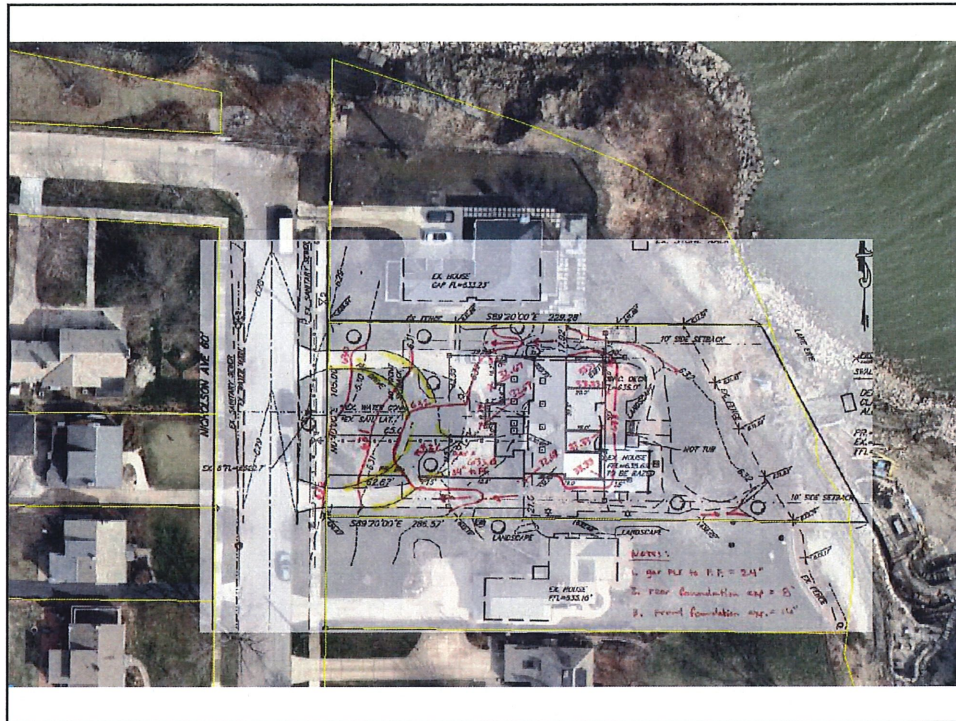
(3) The proposed principal structure at the location of such property conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review, and by any other required boards and commissions of the City, in order to proceed with the new principal structure. In addition, notwithstanding any other requirements, all approvals for such proposed principal structure shall be based on the following factors:

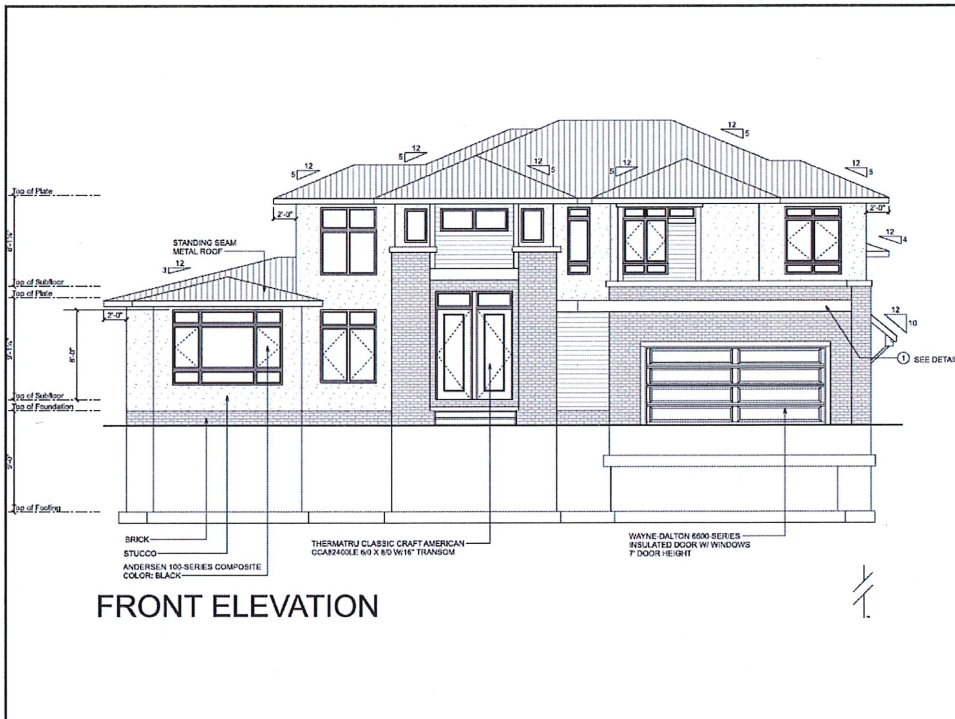
A. The proposed principal structure is consistent with the Code, the Vision and the "Standards for Rehabilitation" adopted by the U.S. Secretary of the Interior, as stated in Title 36 of the Code of Federal Regulations, Part 1208 (Formerly of Part 67); and

B. The proposed principal structure is consistent with any historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.

C. The Secretary of all such required boards and commissions of the City shall immediately notify the Commissioner of compliance with the provisions of this section by any applicant that would allow and provide for the issuance of a demolition permit or a removal permit by the Commissioner.

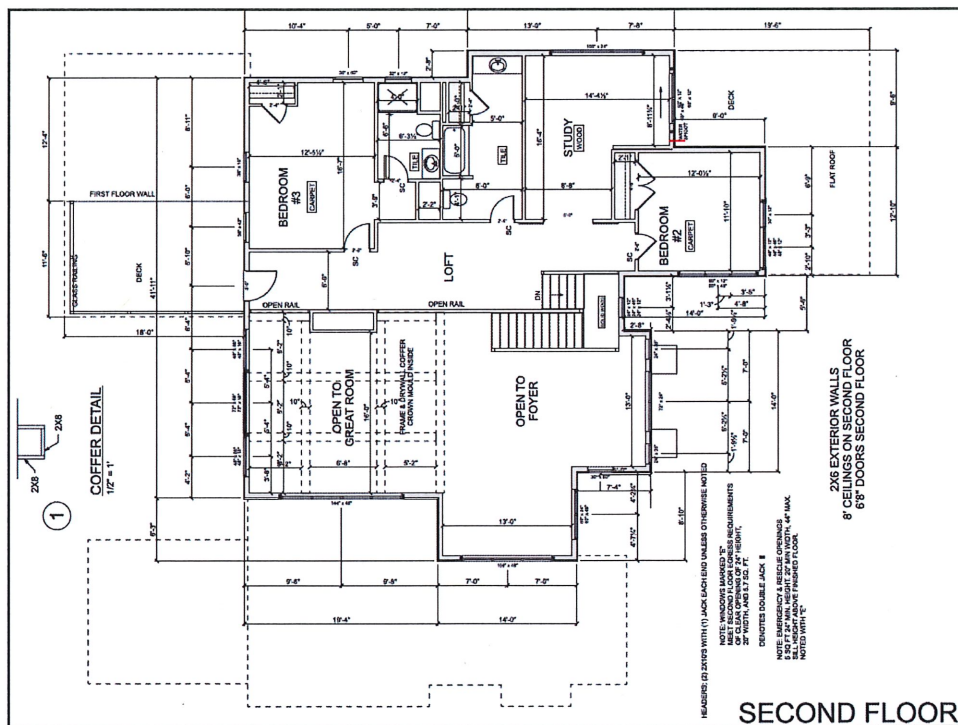
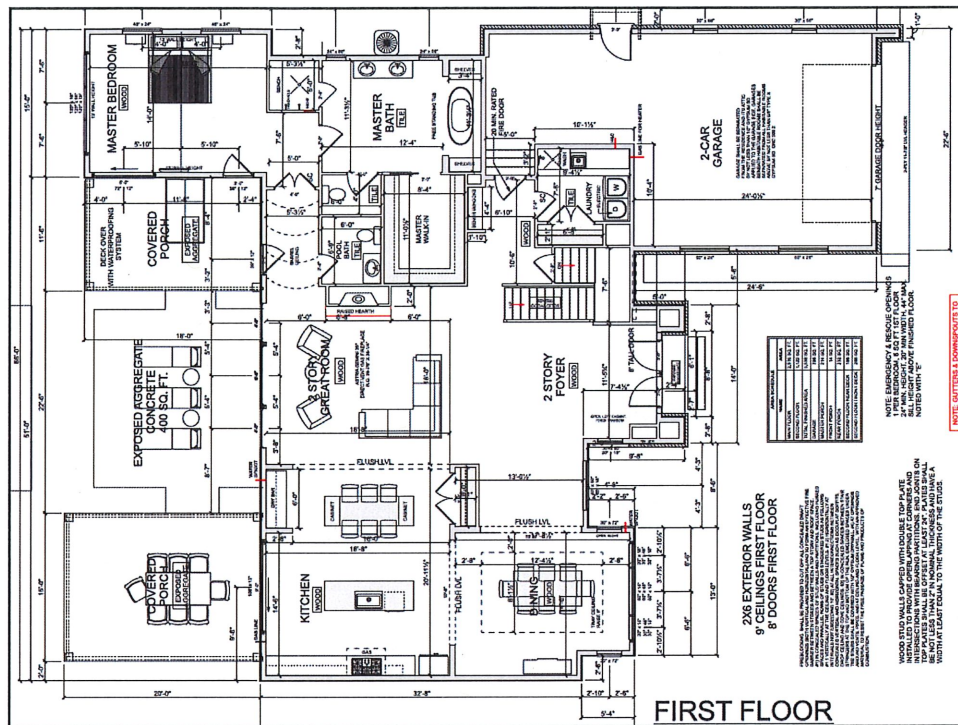


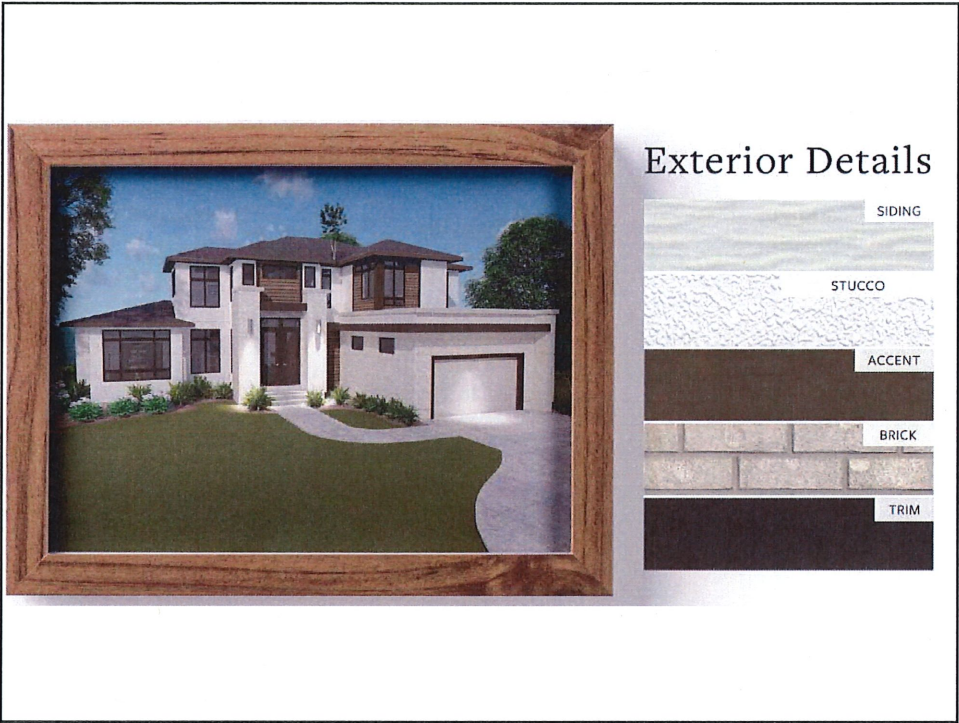












Side Loading Option



Side Loading Option

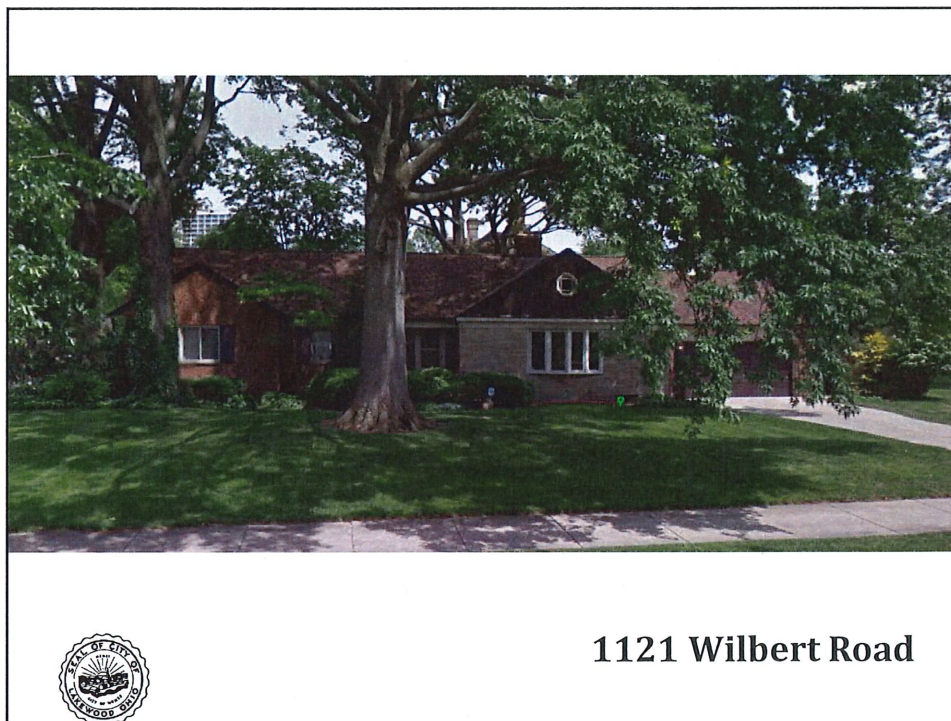




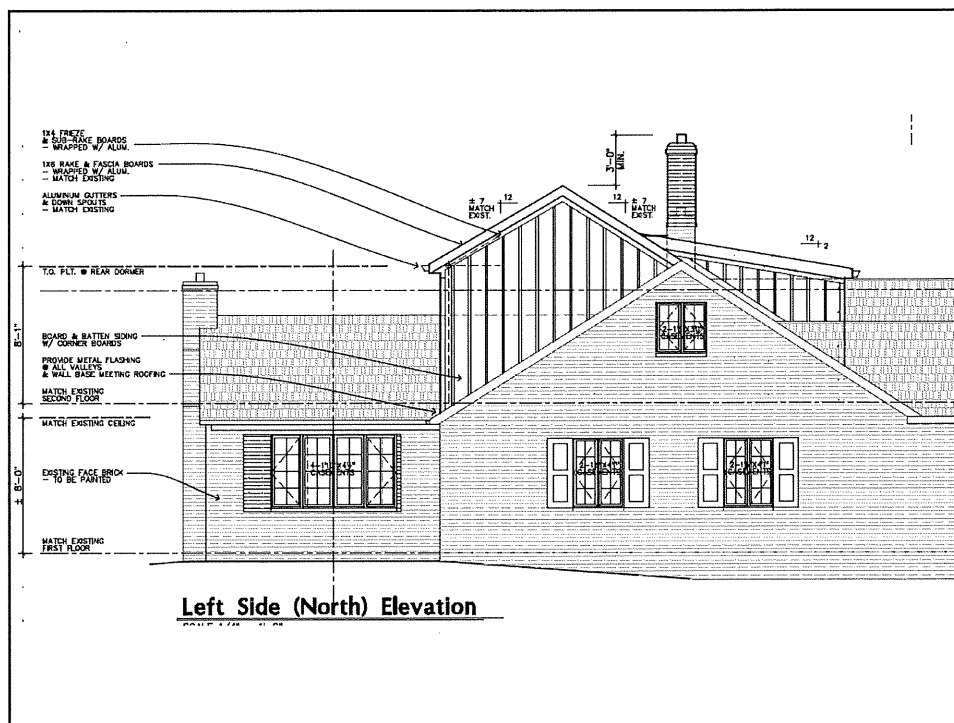
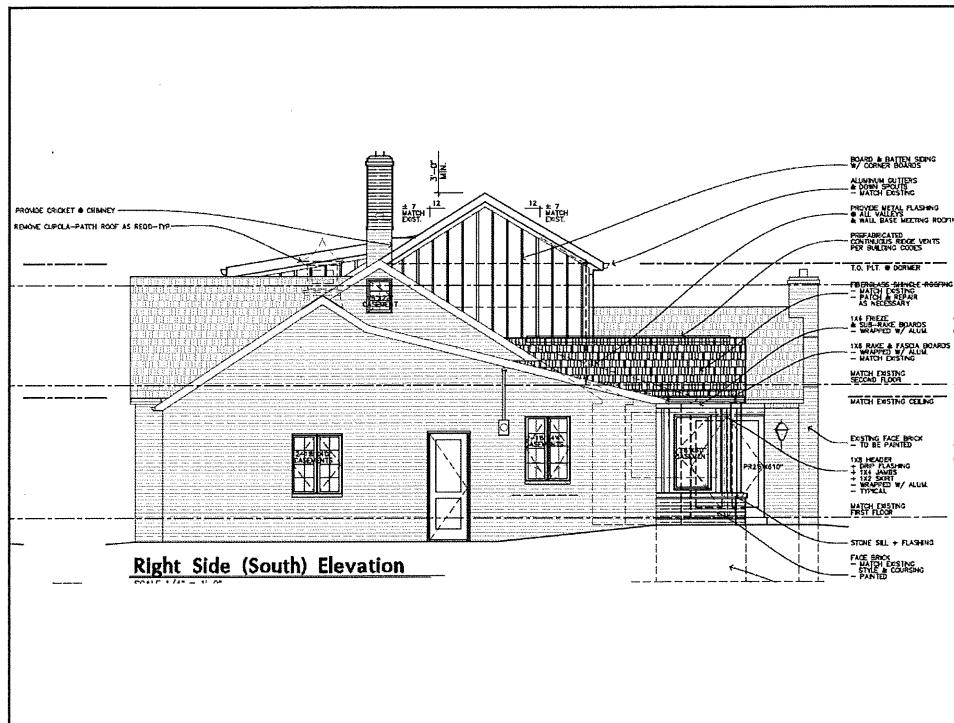




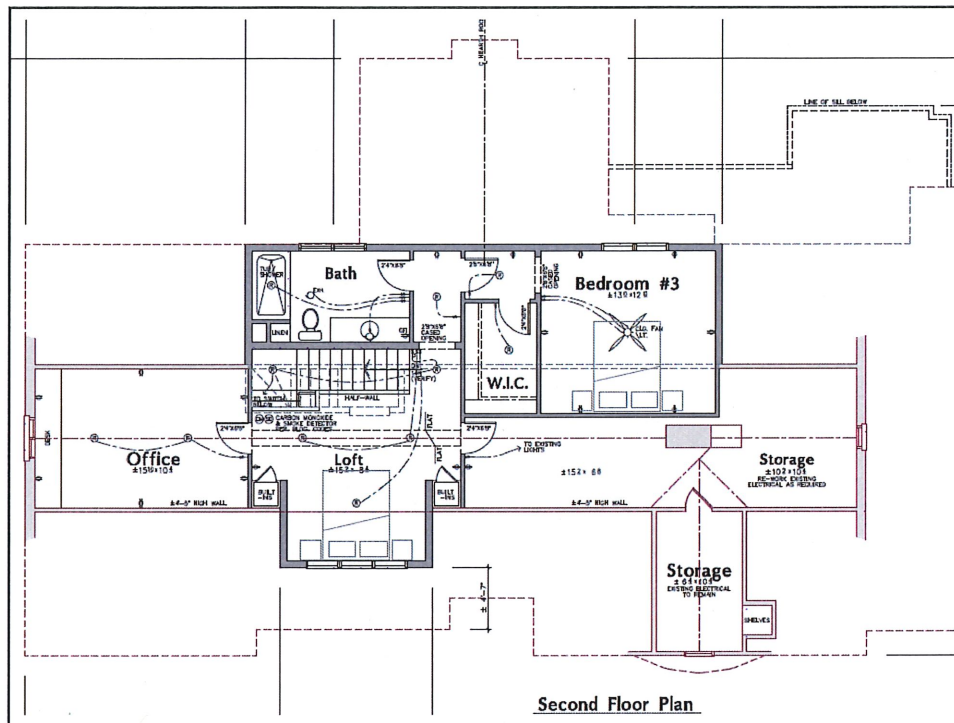






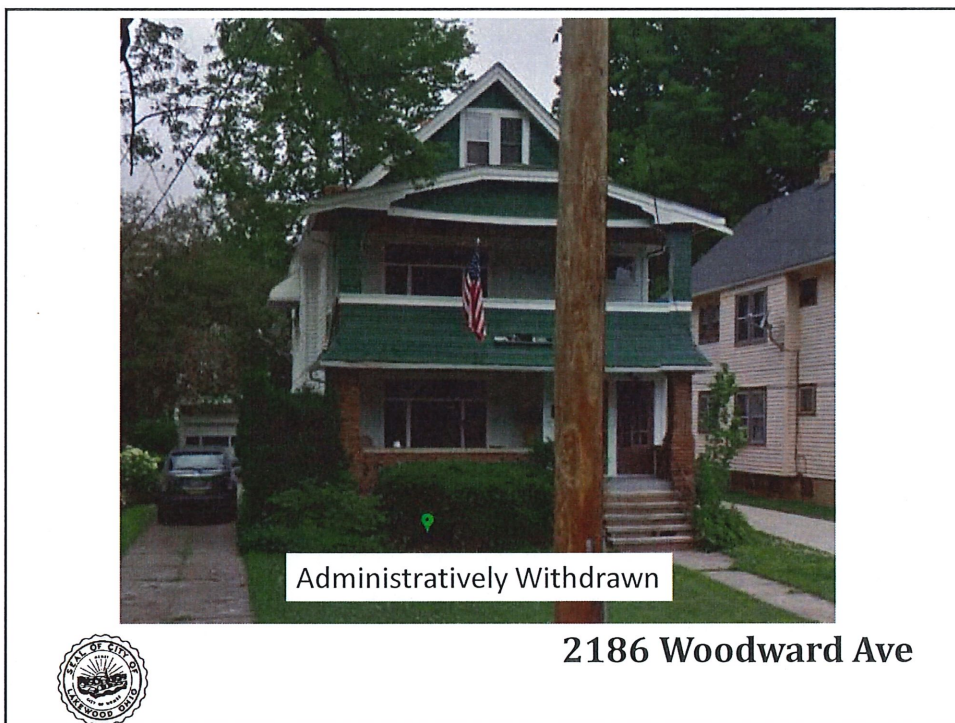






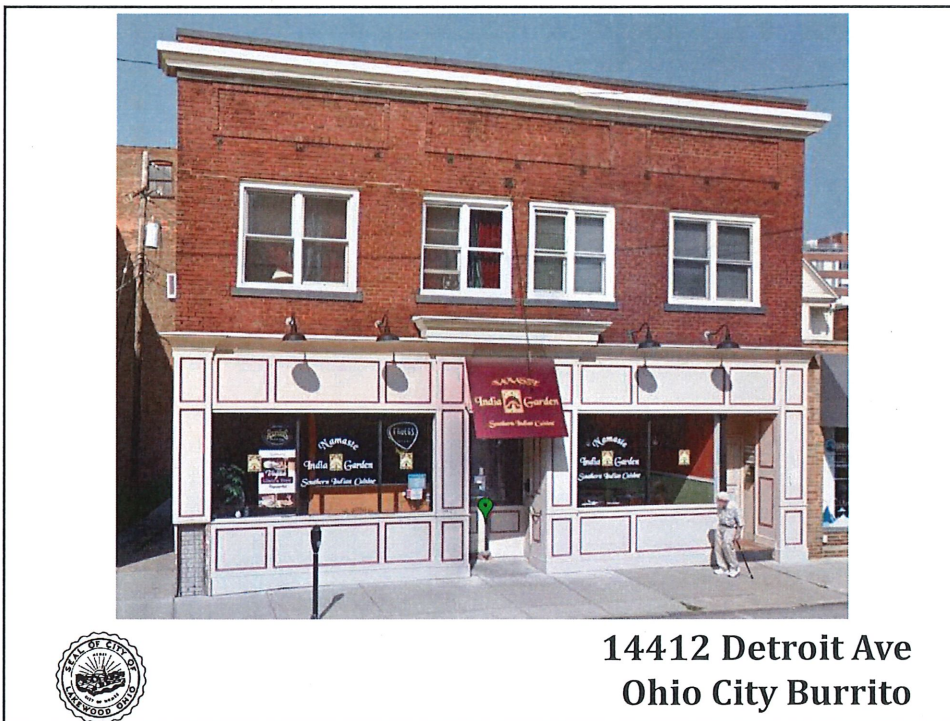


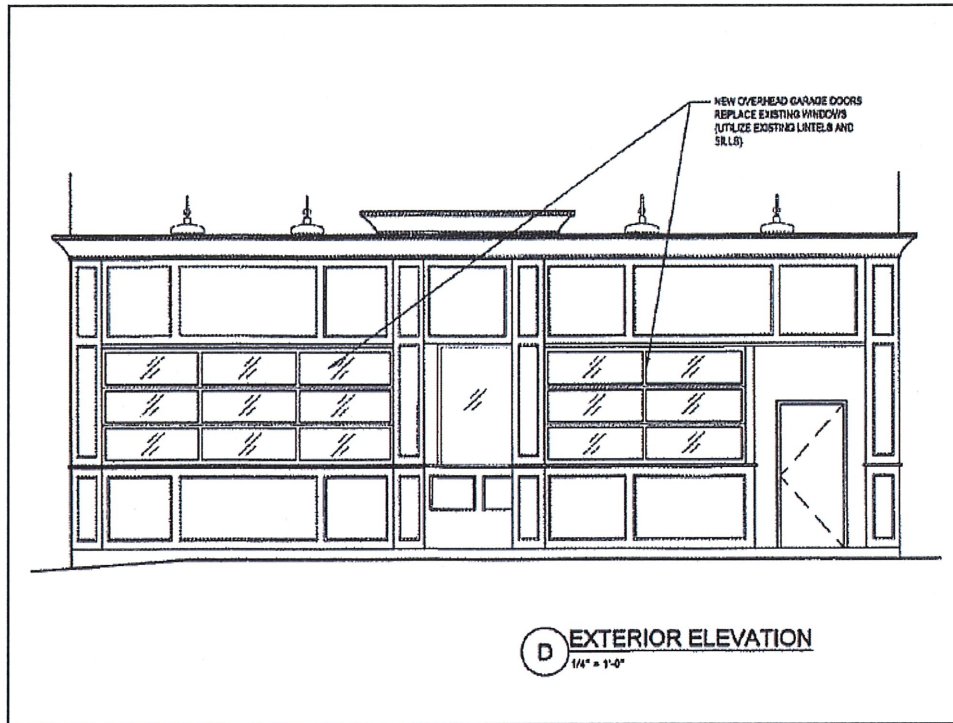
2186 Woodward Ave



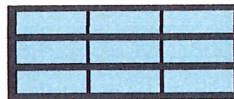
2186 Woodward Ave







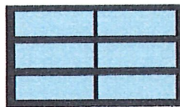
Qty	Description	Lead	Reference	Configuration #
1	<p>COMPLETE DOOR; 13'-0" X 5'-7" 3S-3P CA-320iK; BLACK ANODIZED; 10K TORSION 12" STD 2 BRKT WOOD; GLASS SECTIONS - 1, 2, 3; 1/2"- INSULATED TEMP CLEAR; SOLID SECTIONS - NONE; 1" TUBE; SLIDE LOCK; 10-BALL STEEL; DES; 2-2x2 E Strut; 2-2" Capstrut; SPRING LOOSE; 4" TOP RAIL; 4" BOTTOM RAIL; 6" END RAIL;</p>	10		<p>C-1475383-W Door Drawing Track Drawing STD Torsion Spring</p>



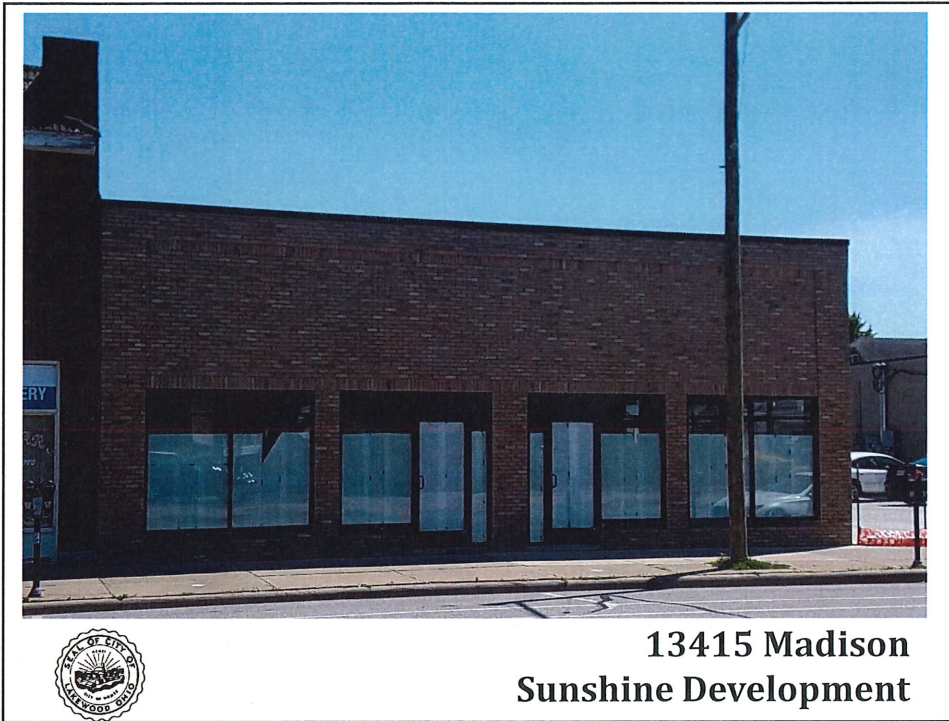
COMPLETE DOOR;
 9'-0" X 5'-7" 3S-2P CA-320iK;
 BLACK ANODIZED;
 10K TORSION 12" STD 2 BRKT
 WOOD;
 GLASS SECTIONS - 1, 2, 3; 1/2"-
 INSULATED TEMP CLEAR;
 SOLID SECTIONS - NONE;
 1" TUBE; SLIDE LOCK; 10-BALL
 STEEL;
 2-2x2 E Strut; SPRING LOOSE; 4" TOP
 RAIL; 4" BOTTOM RAIL; 4" END
 RAIL;

10

C-1475390-W
Door Drawing
Track Drawing
STD Torsion Spring

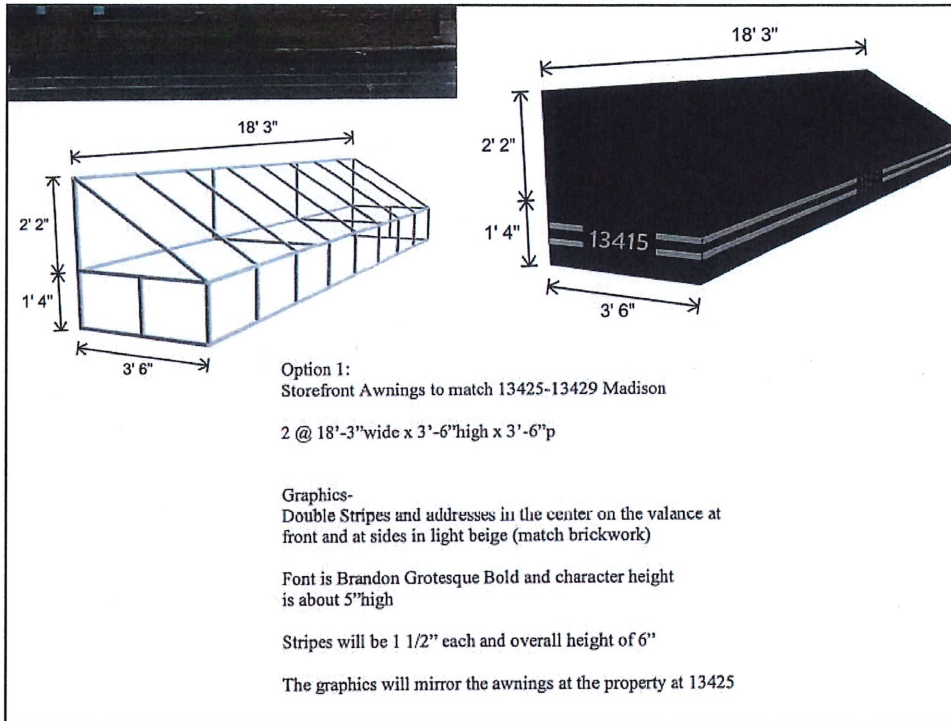


13415 Madison
Sunshine Development



13415 Madison
Sunshine Development









**11824 Detroit Ave
The Ohio Inn**

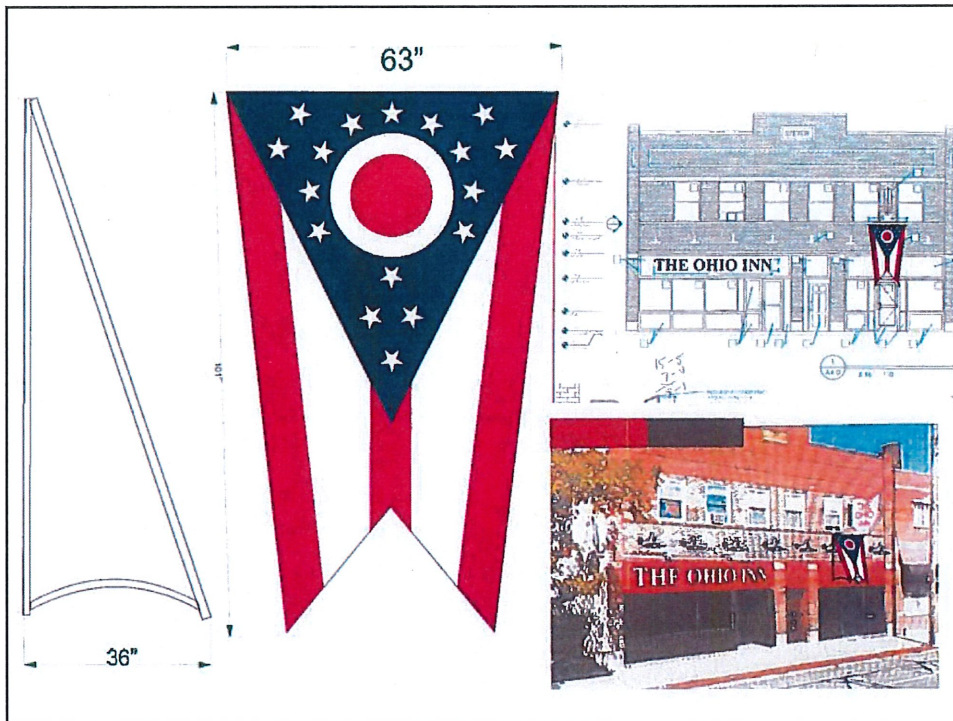


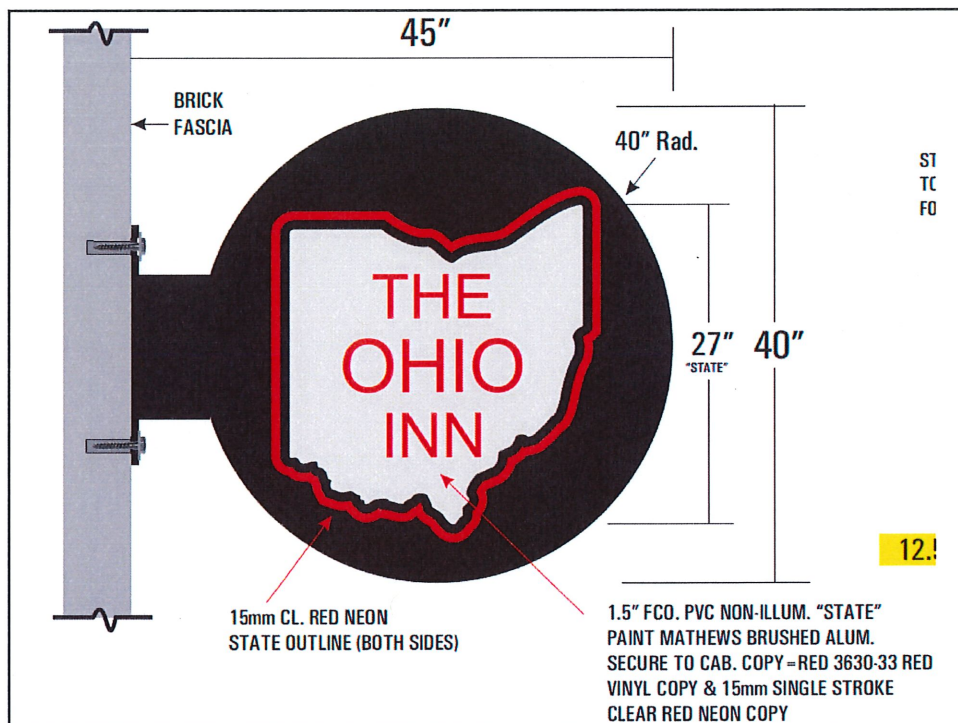
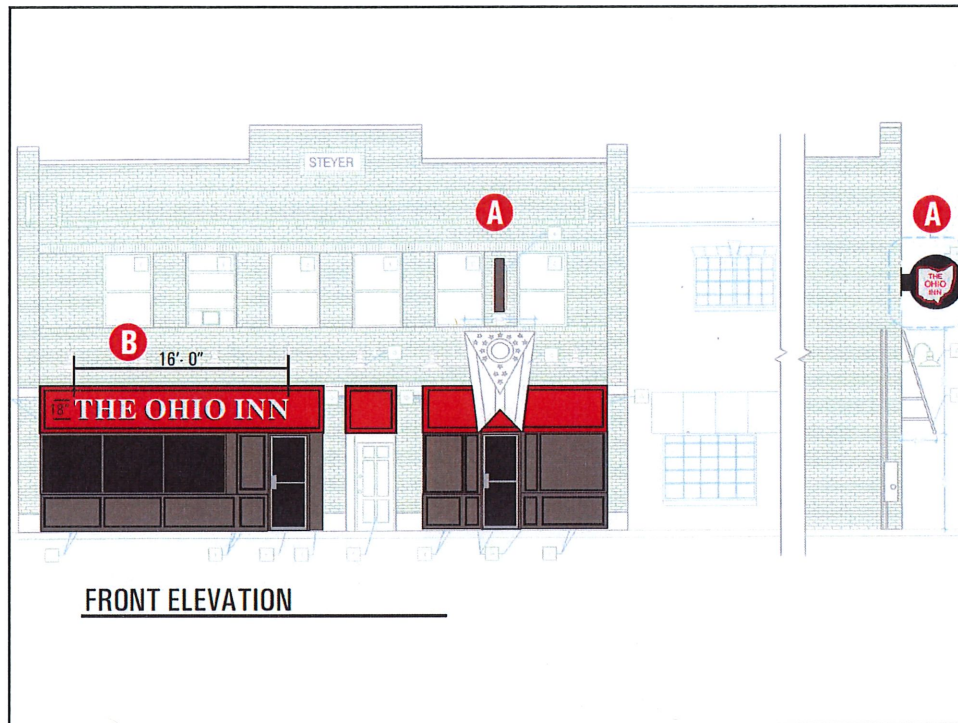


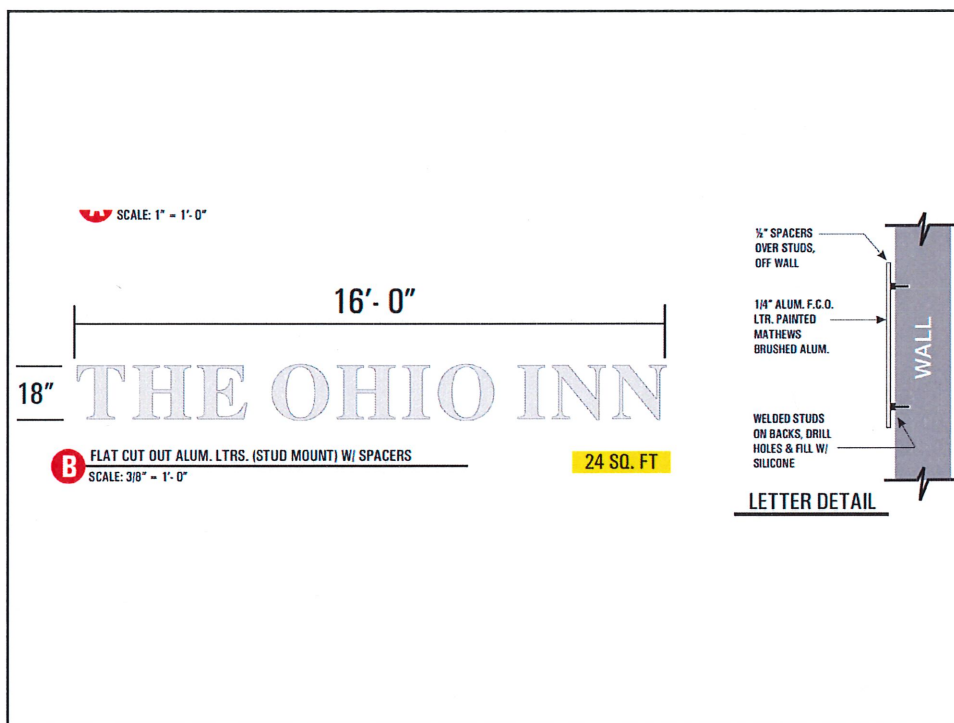
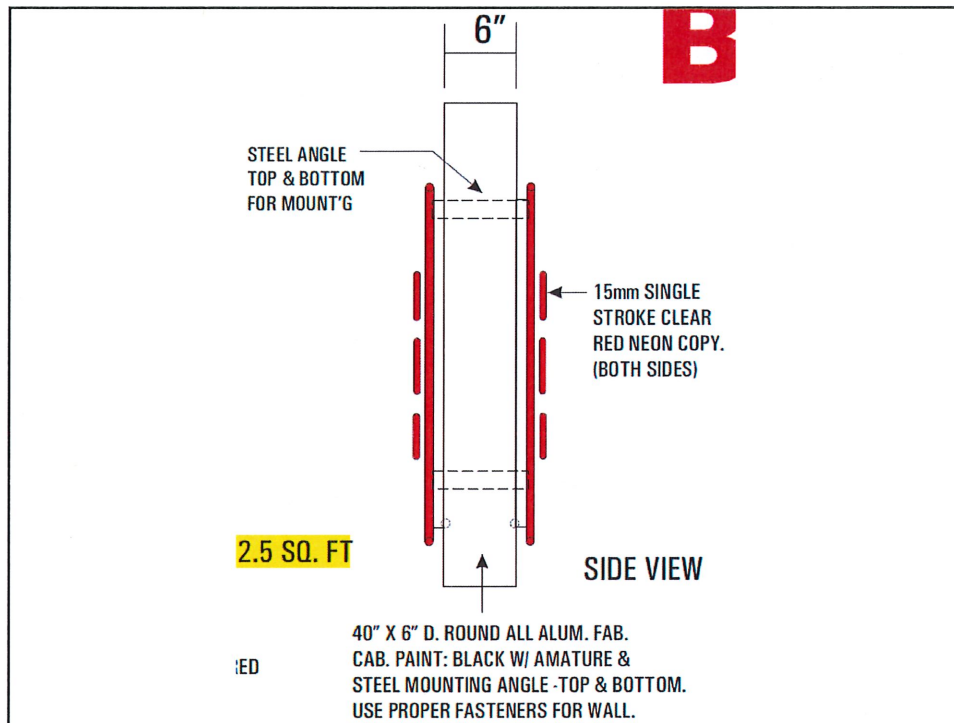
KEY NOTES:

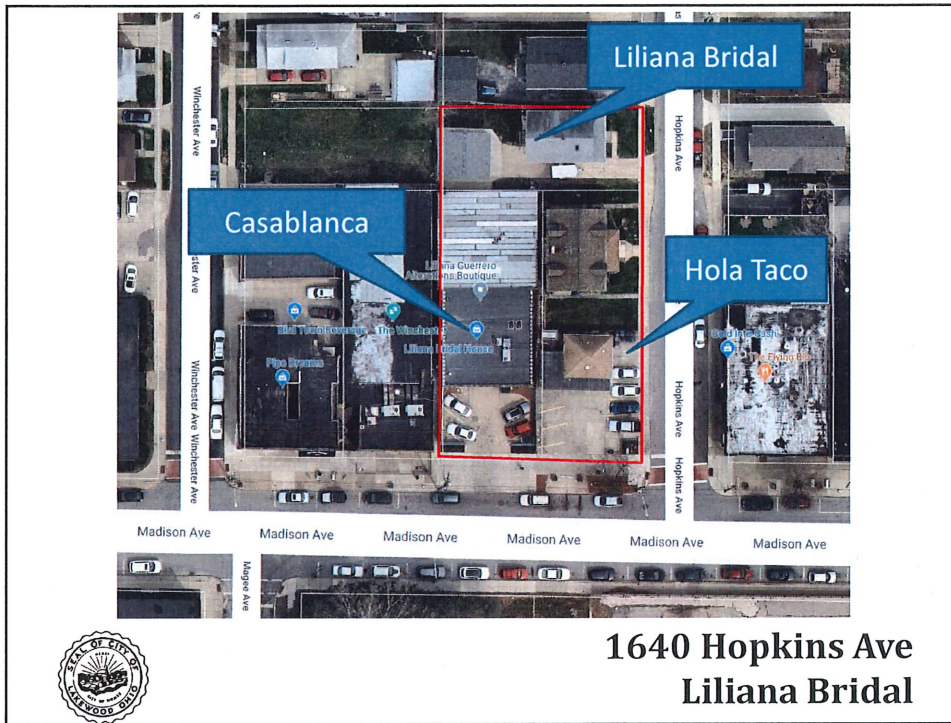
- A** NEW BUILDING SIGNAGE - TIMES NEW ROMAN BOLD FONT - SILVER DIMENSIONAL LETTER.
- B** NEW BLADE SIGN - ROUND SILVER OPAQUE CABINET W/ RED NEON LETTERS & RED NEON TRACE - SEE SIGN VENDOR DRAWINGS
- C** NEW FABRIC AWNING - FRAME PROFILE TO MATCH STATE OF OHIO FLAG
- D** NEW LED RLM LIGHT FIXTURE - SATIN BLACK COLOR
- E** EXISTING MEDIUM BRONZE ALUMINUM STOREFRONT WINDOW SYSTEM TO REMAIN
- F** EXISTING DOOR TO REMAIN - PAINT WOOD DOOR TO MATCH MEDIUM BRONZE
- G** MDO OR SMOOTH CEMENT BOARD PANEL & 1x COMPOSITE TRIM - PAINT RED
- H** NEW STOREFRONT SYSTEM DOOR & GLAZING - TEMPERED GLASS - MEDIUM BRONZE
- I** MDO OR SMOOTH CEMENT BOARD PANEL & 1x COMPOSITE TRIM - PAINT MEDIUM BRONZE
- J** NEW CONDUIT FED FROM EXIST. J-BOX - ROUTE TO NEW LIGHTING & SIGNAGE - PAINT TO MATCH BRICK.

NOTE: MAINTAIN EXIST. BRICK & STONE PATCH/REPAIR AS REQ'D BY DEMO.

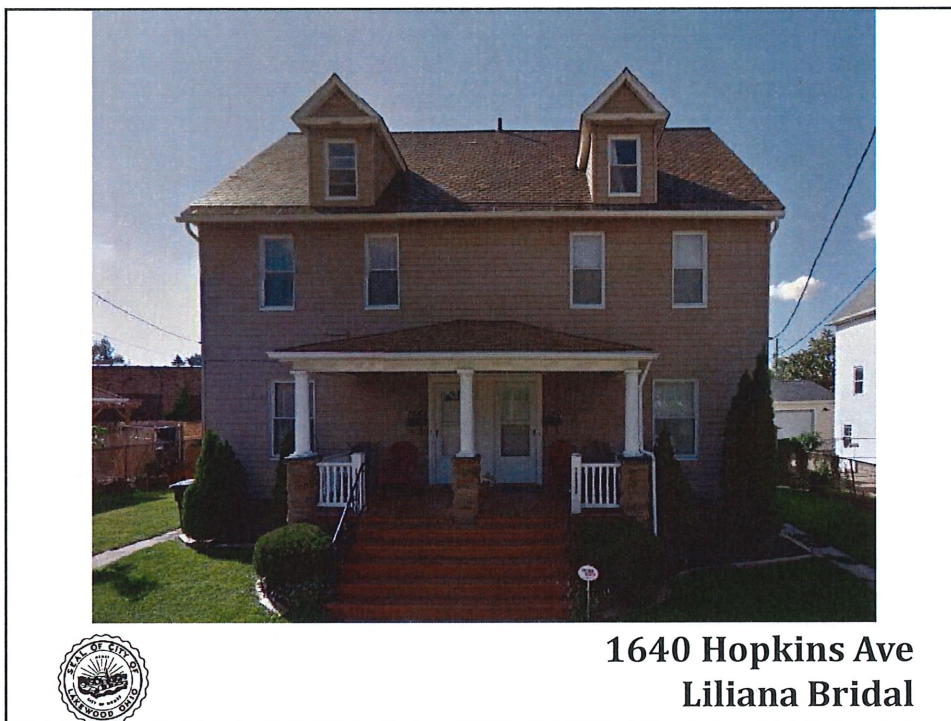




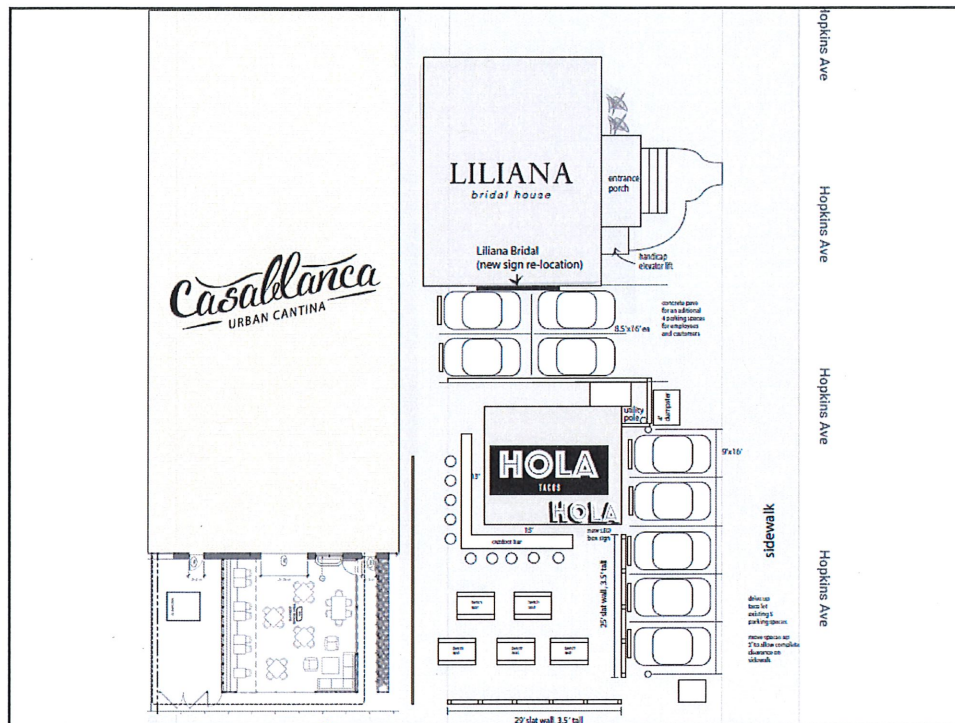


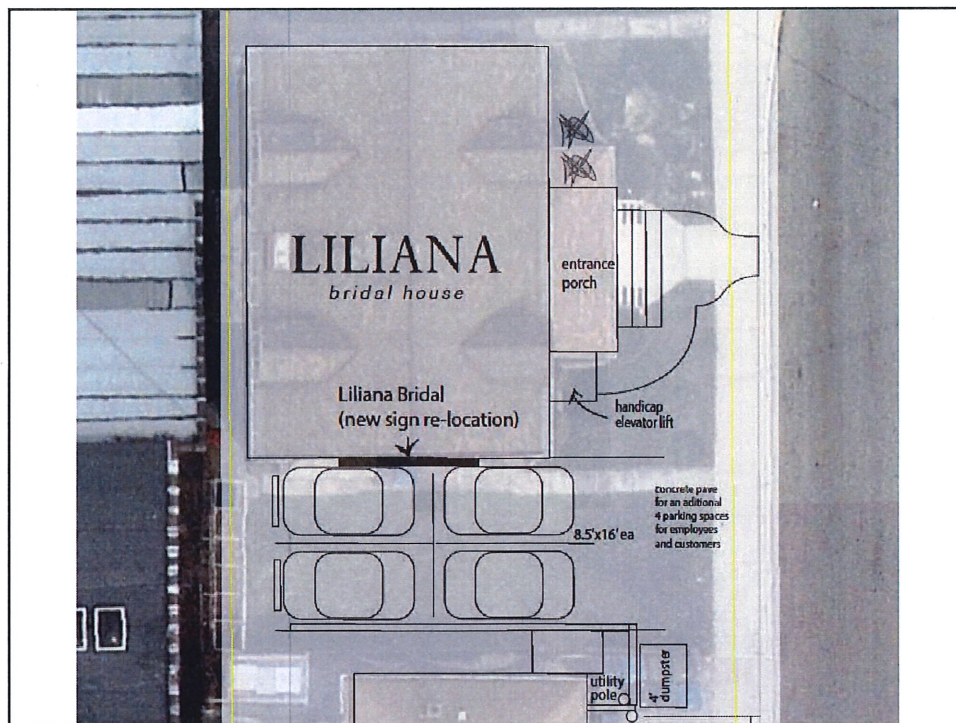


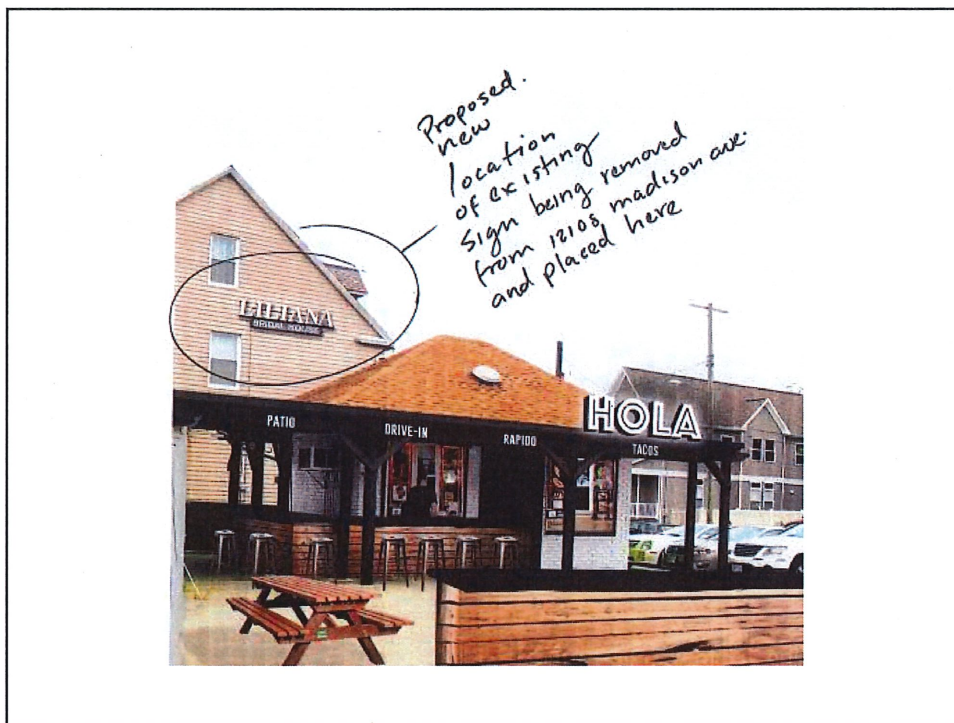
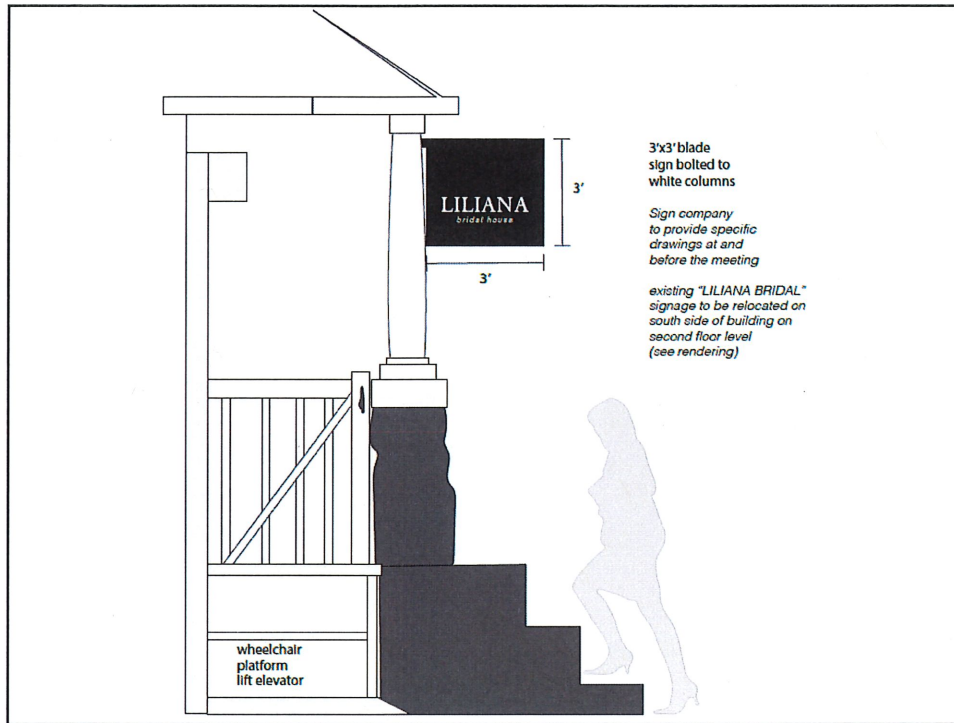
**1640 Hopkins Ave
Liliana Bridal**



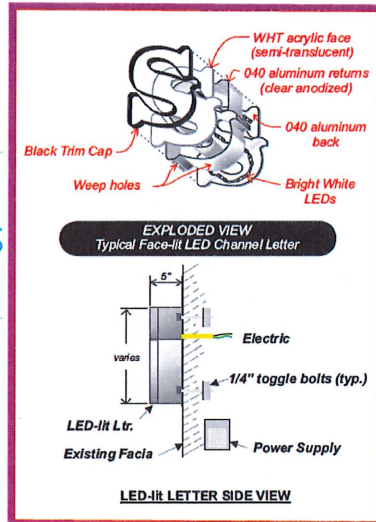
**1640 Hopkins Ave
Liliana Bridal**





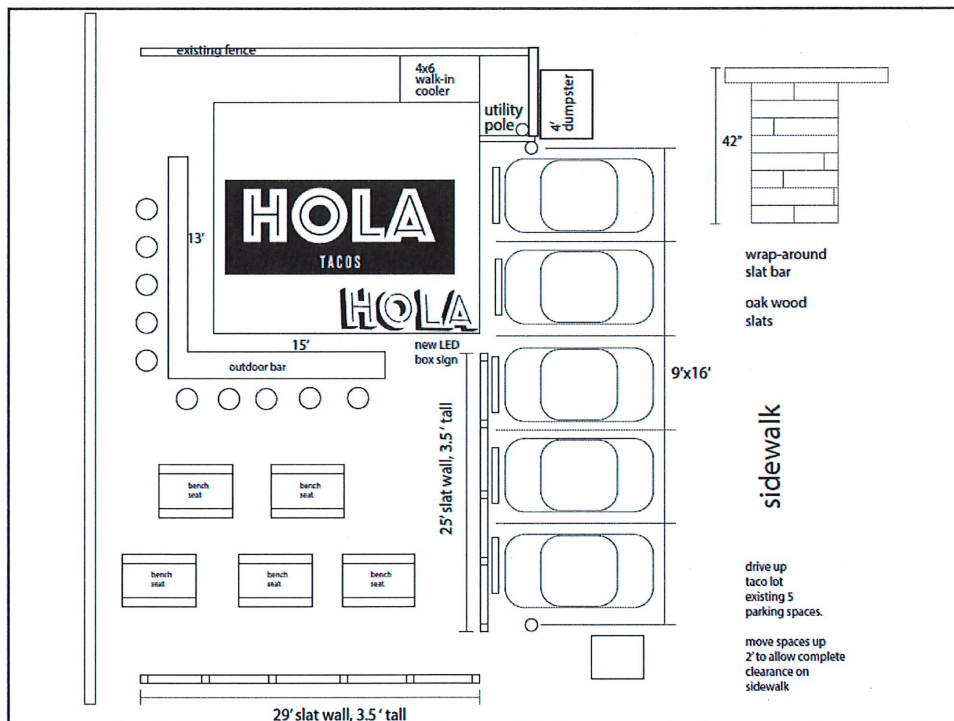


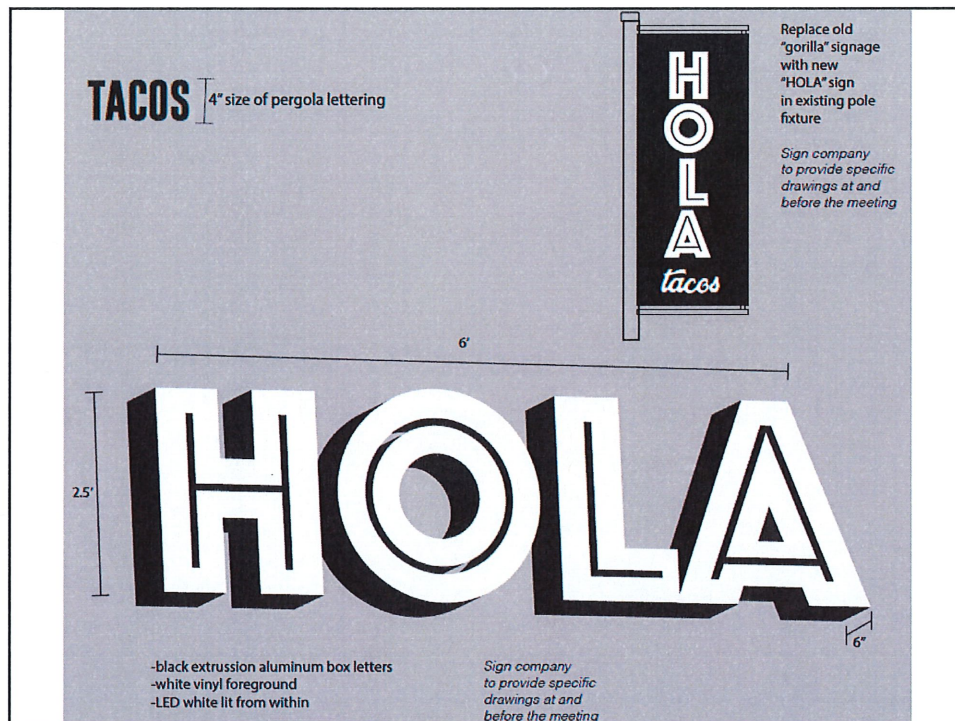
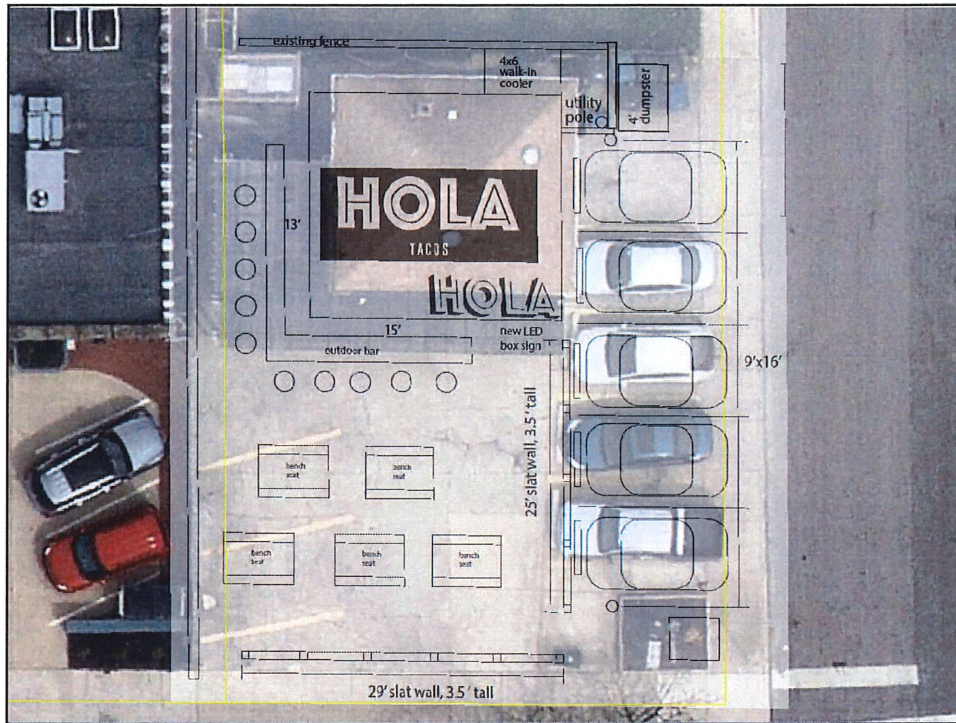
Previously Approved – March 2018



12102 Madison Ave
Hola Tacos

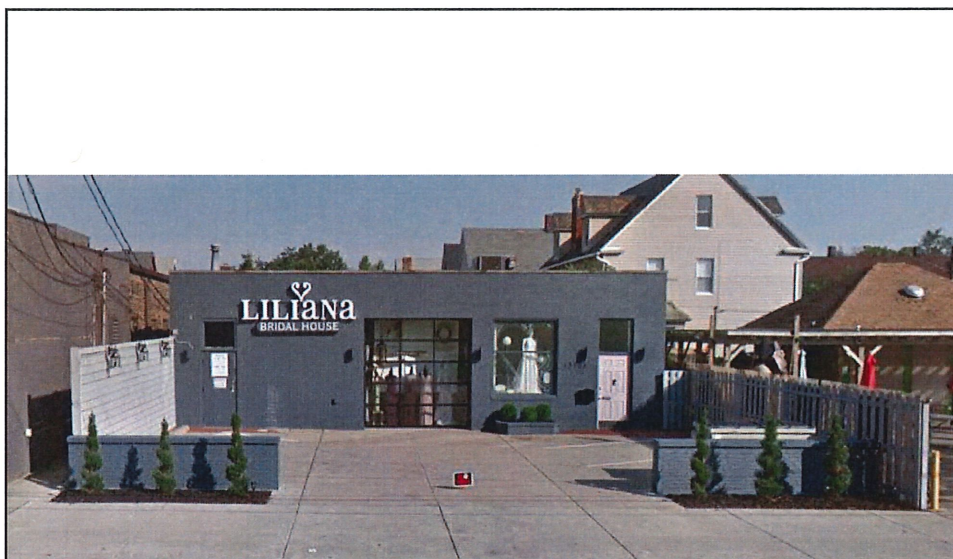








communal
outdoor tables
and aqua color
umbrellas by
Home Depot



12108 Madison Ave
Casablanca

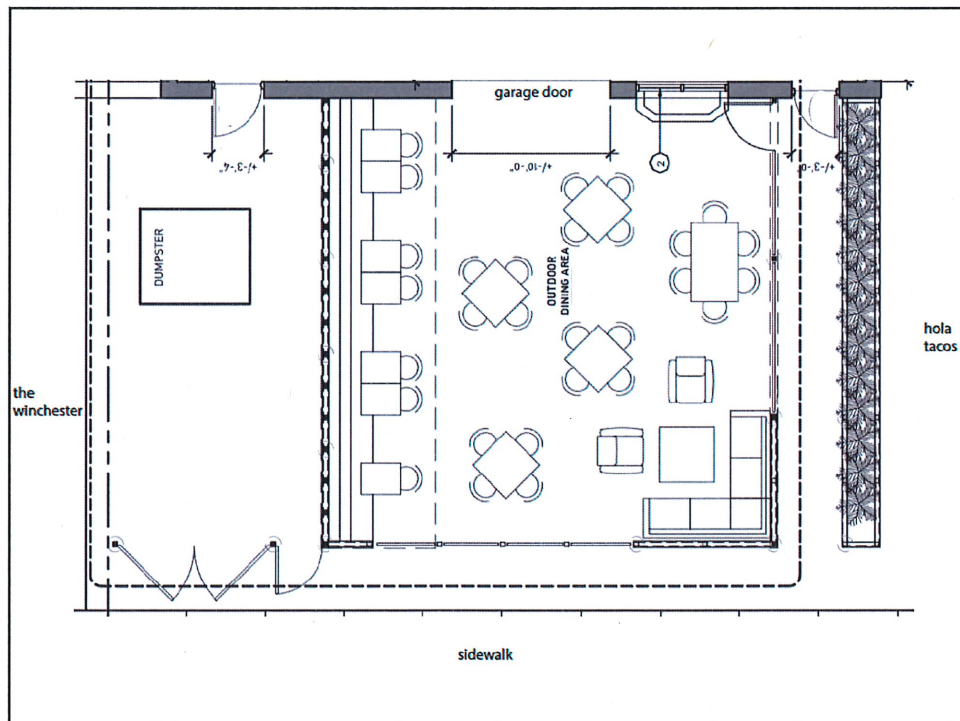
Previously Approved: December 2016

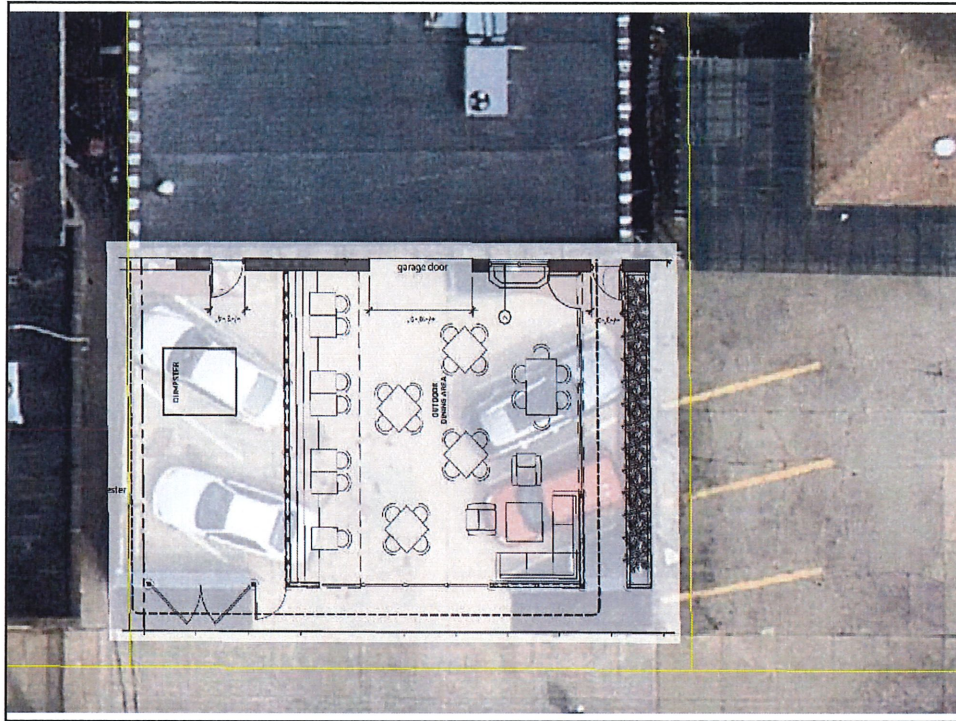


A motion was made by Mr. Robar, seconded by Mr. Musson to **APPROVE** the request with the following stipulations:

- Wood is reclaimed wood cladding (Division of Housing and Building to see material),
- The horizontal railing is a stainless color,
- The paint is SW7674 "Peppercorn",
- Windows are black anodized (matte),
- Railing height is 36", and
- Patio furniture will be approved administratively.

All of the members voting yea, the motion passed.



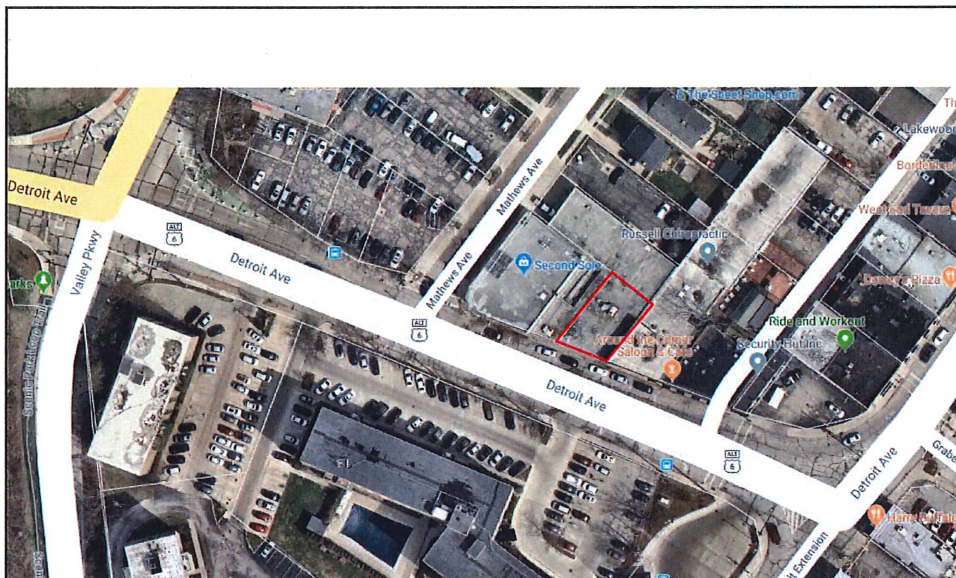


OUTDOOR FURNITURE



Deluxe timber top comunal tables
by JND timber and steel

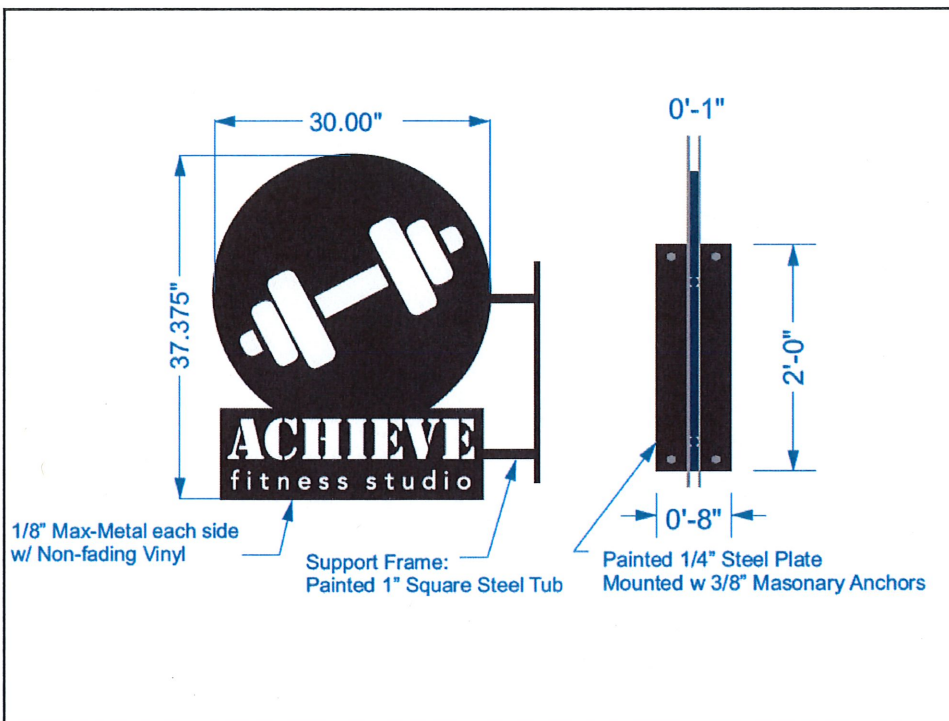
Steel mesh tables and chairs
with colored cushions by the
same manufacturer.



18626 Detroit Ave
Achieve Fitness Studio



**18626 Detroit Ave
Achieve Fitness Studio**



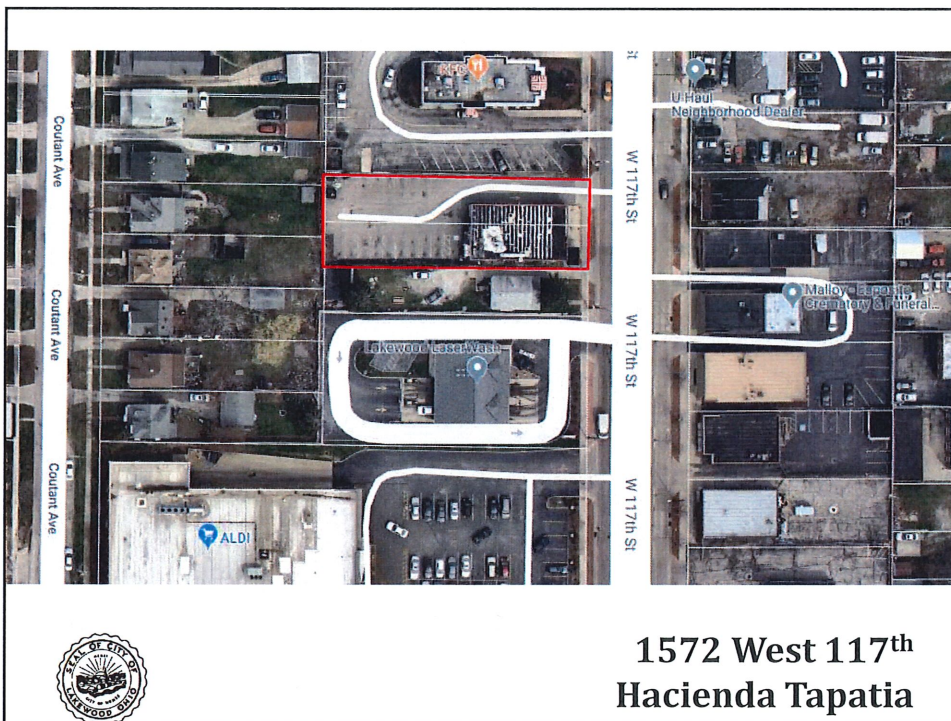
BEFORE



AFTER



- Remove ALL existing window vinyl from door and window glass
- Add Achieve Phone number in vinyl to door
- Add RSB logo vinyl to "return" window
- Add ACHIEVE logo vinyl to "West" window
- Add primary services in vinyl to "East" window
- Mount Achieve blade sign above awning above door

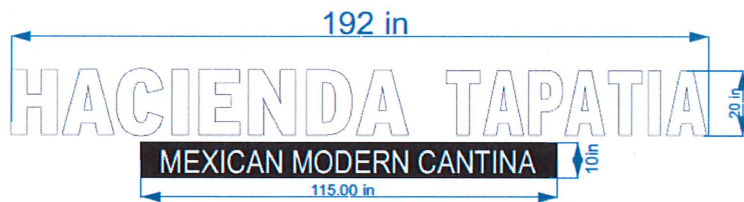


1572 West 117th
Hacienda Tapatia

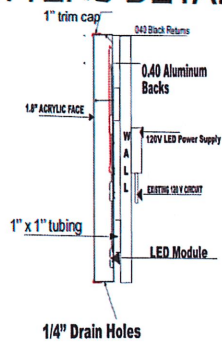


**1572 West 117th
Hacienda Tapatia**

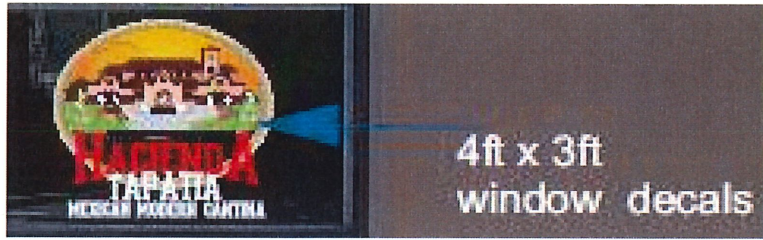




LETTERS DETAILS



Manufacture And Install One Set Of Illuminated
Led Channel Letters Mounted
To 1" x 1" tubings Raceway
Power Supply To Be Mounted
Inside cabinet
Letter Face To Be white With 1" black trim cap
Race Way To Be Painted To Match Building Color
Illumination Provided By Leds



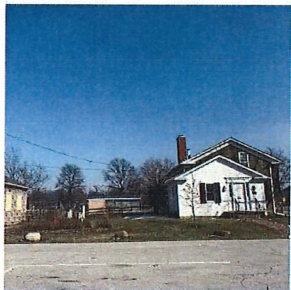
Communication:
Lakewood Park Skate House Renovation



VIEW OF EXISTING SKATEHOUSE
LOOKING EAST



VIEW FROM ADJACENT PARKING LOT OF EXISTING SKATEHOUSE AND OLD STONE HOUSE
LOOKING NORTHEAST



VIEW OF EXISTING OLD STONE HOUSE
LOOKING EAST



VIEW FROM BASEBALL DUGOUT OF EXISTING SKATEHOUSE AND OLD STONE HOUSE
LOOKING SOUTHWEST

